

OFFICE OF THE SUB-REGISTRAR, T-DIVISION, KARACHI.

300

1. Name and Address of parties

presenting the documents.

MR. MEHFOOZ AHMED S/O MAQBOOL AHMED KHAN (LATE)  
FLAT NO: C-007/5, FAIZA AVENUE, BLOCK NO: 5, SECTOR NO: 11-C/1, NORTH KARACHI, KARACHI  
(1) MR. MUHAMMAD TARIQ RAHEEL, holding NIC NO: 42101-1787972-7, (2) MR. MUHAMMAD WAQAS, holding NIC NO: 42101-2550819-3 & (3) MUHAMMAD BILAL JAVAID, holding NIC NO: 42101 5667414 3 All Sons of M. MAFROOD ALI  
FLAT NO: A-20, SALEEM CENTER, SECTOR NO: 11-I, NORTH KARACHI, KARACHI

2. Date of presentation

3. Mode of Registration

Urgent ☒

Ordinary ☐

4. Nature of documents

5. Nature of Property

6. Location of the Property

7. Area of the Property

8. Whether property built-up, if so mentioned number of stories and covered area ext.

9. Category of property according to Valuation Table.

10. Value of Property according to Valuation Table.

11. Value of Property declared

12. Amount of Stamp Duty paid

13. If the documents has been executed by the Attorney, Whether Power of Attorney

14. What type of tile to the property has been produced.

15. NIC Nos. of the executants and witnesses which have been mentioned in the documents and the copies thereof have been made annexes to the documents.

Name and Signature of the Party presenting the documents With NIC No.

M. Tariq Raheel

To be filled in by the Sub-Registrar

1. Whether Property is situated within the jurisdiction of the Sub-Registrar concerned

2. Whether the documents has been adjourned For want of completing certain formalities If so mention the nature of such formalities.

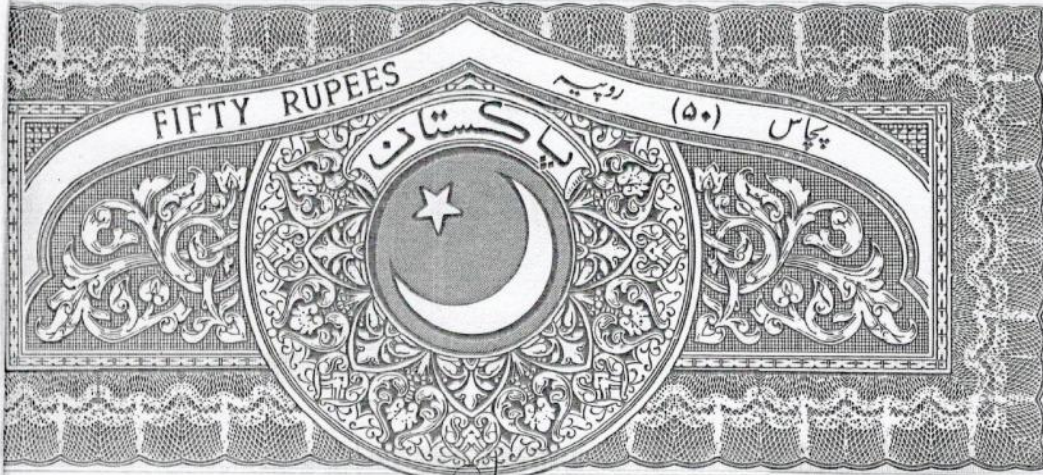
3. Microfilming fee recovered

SUB-REGISTRAR  
NEW KARACHI TOWN  
KARACHI.

Name and Signature of the Sub-Registrar.

SCANNED





1646

R. No: 22  
Sub-Registrar  
New Karachi Town, Karachi DEC 2008

RECEIVED PAID TAX CHALLAN  
RS. 1650 DATED 19/11/09 PAID IN H.B. LTD.  
MUSLIM TOWN NORTH KARACHI TOWN  
(COPY ATTACHED)



# SALE DEED

AT VALUE Rs.1,65,000/=

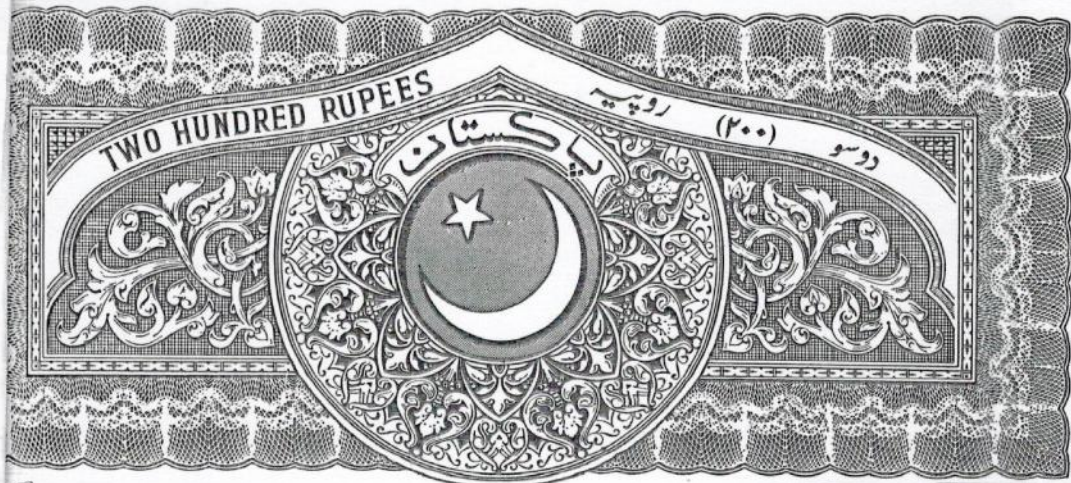
THIS INDENTURE made at Karachi this 13th day of January, 2009.

BETWEEN

MR. IQBAL HUSSAIN S/O AHMED HUSSAIN (LATE), holding NIC NO:521-85-111296, Muslim, adult, resident of HOUSE NO:A-885, BLOCK NO:12, FEDERAL. B AREA, KARACHI, through his/her constituted Sub-Attorney MR. MEHFOOZ AHMED S/O MAQBOOL AHMED KHAN (LATE), Muslim, adult, holding NIC NO:42101-7853103-9, residing at FLAT NO:C-007/5, FAIZA AVENUE, BLOCK NO:5, SECTOR NO:11-C/1, NORTH KARACHI, KARACHI, vide Sub-Attorney Registration NO:2229 OF BOOK NO:IV, DATED.11.12.2007 & MF. ROLL NO:U-97325/4762, DATED.31.12.2007, Sub-Attorney executed by the Attorney MRS.

(Contd.)





AT KHAN STAMP VENDOR  
No. 64, Shop No. 1, B-512, 11-4, North Karachi

29 SEP 2008

To with, Address  
Sh. M. A. Khan  
Advocate L.A. No. 1930

(Page 2)



FAKHR-UR-NISA W/O. TAJAMMUL HUSSAIN BAIG, holding NIC NO:42301-8615326-4, Muslim, adult, residing at HOUSE NO:R-83, SECTOR NO:15-B, BUFFER ZONE, NORTH KARACHI, Attorney Registration NO:5244 OF BOOK NO:IV, DATED. 30.09.1991 & MF. ROLL NO:266-B-IV, DATED.12.10.1991 (The principal is still alive & G.power & Sub-Power of Attorney is still inforced till to date), hereinafter referred to call as the VENDOR (which expression shall, wherever, the context so permits mean and include his/her heirs, successors, executors, administrators, legal representatives and assigns) of the One Part:

( A N D )

R. No. 281  
Sub-Registrar  
New Karachi Town, Karachi

(1) MR. MUHAMMAD TARIQ RAHEEL, holding NIC NO:42101-1787972-7, (2) MR. MUHAMMAD WAQAS, holding NIC NO:42101-2550819-3 & (3) MUHAMMAD BILAL JAVAID, holding NIC NO:42101-5667414-3 All Sons of M. MAFROOD ALI, All Muslim's, adult's, resident of FLAT NO:A-20, SALEEM CENTER, SECTOR NO:11-I, NORTH KARACHI, KARACHI, hereinafter referred to call as the VENDEE'S (which expression shall wherever the context so permits, mean and include his/her heirs, successors, administrators, executors, legal representatives and assigns) of the Other Part:

23

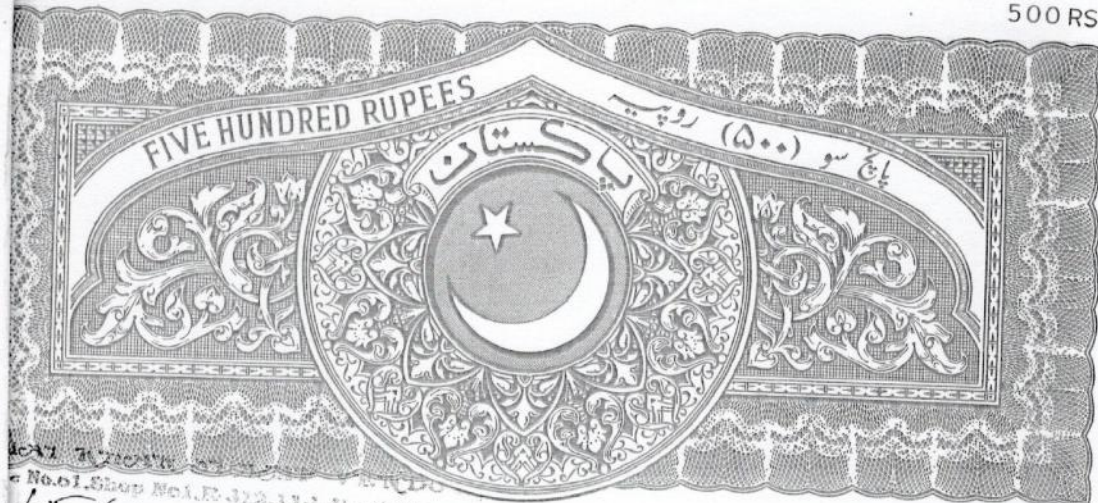
24

25

Handwritten signature

( Contd. )





03 JAN 2009

(Page 3) No:

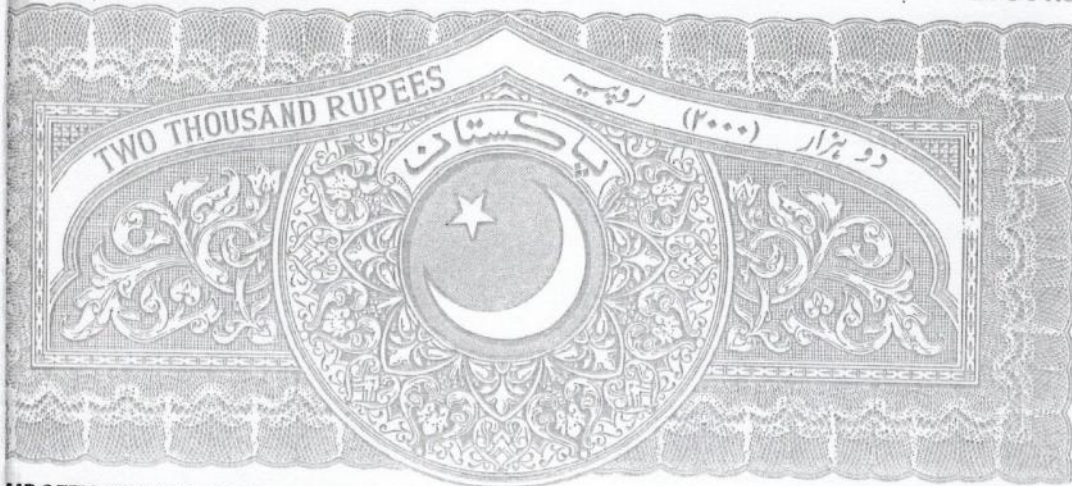
Sub-Registrar  
New Karachi Town, Karachi**WITNESSES AS UNDER:-**

WHEREAS the Vendor aforesaid is at the date of these presents, sized and possessed of and is otherwise well and sufficiently entitled to **LEASE** hold **DOUBLE STOREY HOUSE (GROUND PLUS ONE ONLY) CONSTRUCTED ON A RESIDENTIAL PLOT OF LAND Bearing No:L-962, SECTOR NO:5-M, MEASURING 80-SQ.YARDS, SITUATED AT NORTH KARACHI TOWNSHIP, KARACHI.** Vide Lease Deed Registration NO:4605 OF BOOK NO:I, DATED.21.11.1989 & MF. ROLL No:1152, DATED.28.11.1989, executed by **THE KARACHI DEVELOPMENT AUTHORITY** before the Sub-Registrar, Karachi, where by the said Vendor acquired leasehold rights for (99) years and is fully entitled to transfer the said property.

AND WHEREAS the said Vendor has agreed to transfer the said **DOUBLE STOREY HOUSE (GROUND PLUS ONE ONLY) CONSTRUCTED ON A RESIDENTIAL PLOT OF LAND** to the Vendee's for a lumpsum price of Rs.1,65,000/- (RUPEES ONE LAC AND SIXTY FIVE THOUSAND Only). That the Vendor/Vendee's also declares that the consideration has already been paid true the principal as per (Under section) U/S-54 of the transfer of Property Act.

(Contd.)





MPOFFICE CITY COURTS KARACHI

To: S. K. BUKHARI  
 Company Card No. 251  
 S.F. No. 19 Date 06/1/09  
 Date of Chit 28 Date 06/1/09  
 Dated 06/1/09

R. No. 251  
 Sub-Registrar  
 New Karachi Town, Karachi

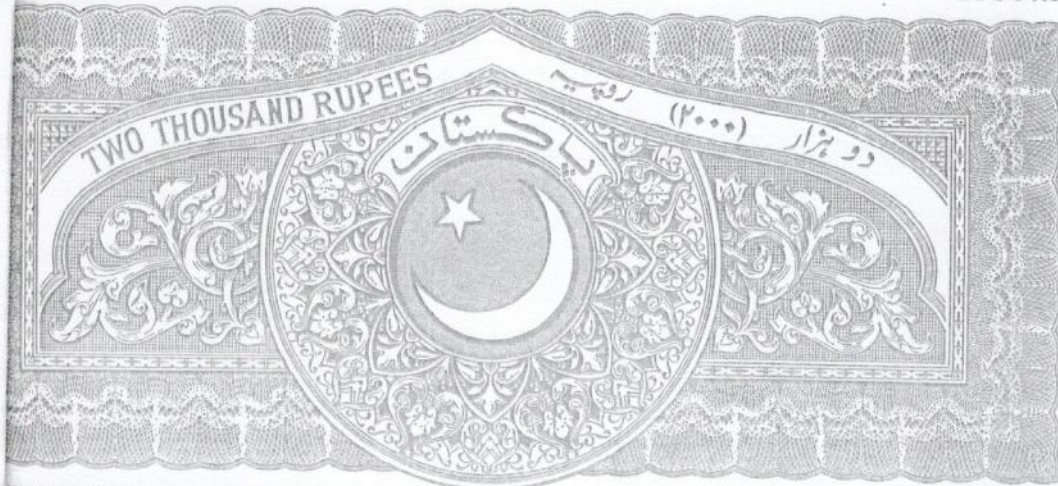
(Page 4)

NOW THEREFORE THIS INDENTURE further witnesseth that as per Oral Agreement and in consideration of Rs.1,65,000/- (RUPEES ONE LAC AND SIXTY FIVE THOUSAND Only) well and truly paid by the Vendee's to the Vendor in full and final settlement of the sale price of the said property, receipt whereof the sale Vendor doth hereby fully admit and acknowledge and from the same and every part thereof, doth hereby release, acquit, and discharge the said Vendee's. The Vendor doth hereby and by these presents, sell, convey, transfer, assign, confirm and grant completely unto the Vendee's, free from all claims, liabilities and encumbrances, the immovable property described and shown in the schedule annexed to this indenture and referred to above together with all the rights, easements appurtenances hereto usually enjoyed therewith by the Vendor and all the rights, titles, interests and estates of the Vendor.

The Vendor doth hereby covenant with the Vendee's that the lease in respect of the said property is in full force and is subsisting and the Vendor has not committed anything by which the same may be impaired or has become or may become void or voidable and that ceases and taxes if any due and payable shall be paid by the Vendor. The Vendor doth hereby covenant and assure the Vendee's that he/she is the full owner of the said property hereby conveyed and transferred and non else has any right or interest in the said property and that he/she has good right and title and full authority to sell the said property and has not prior to the date of these presents done, make committed caused or knowingly suffered to be done any such acts, things, deeds, whereby or by reason of which the right to transfer the said property has been or may be impaired or that the property is charged encumbered or prejudicially affected in any way.

(Contd.)





OFFICE CITY COURTS KARACHI

o. S. K. BUKHARI  
 Copy Card No. 19 Date 06/1/09  
 of Challan No. 28 Date 06/1/09  
 Dated 06/1/09

( Page 5 )

251  
 R. M. Sub-Registrar  
 New Karachi Town, Karachi

*Ex. Prof. Venglor*  
**That the Vendee** has taken possession of the said property and shall enjoy all rents and profits of the same without let or hindrance, claims, denials, interruptions, eviction by the **Vendor**.

**That the Vendor** doth hereby covenant with the **Vendee's** that he/she shall from time to time and at all times, whenever called upon by the **Vendee's** do or cause to be done all the lawful and reasonable acts, things, deeds for better assuring and more perfectly assigning the said property unto the said **Vendee's** and he/she will keep the **Vendee's** indemnified and harmless against all losses, detriments occasioned to and sustained by the **Vendee's** due to any defect in title or any suit or demand preferred by any one in respect of the said property.

**And further the Vendor** has handed-over the said property together with all the documents of title in respect of the same. And the **Vendee's** hereby agree to observe and comply with all the terms and conditions of lease in respect of the said property.

*[Signature]*

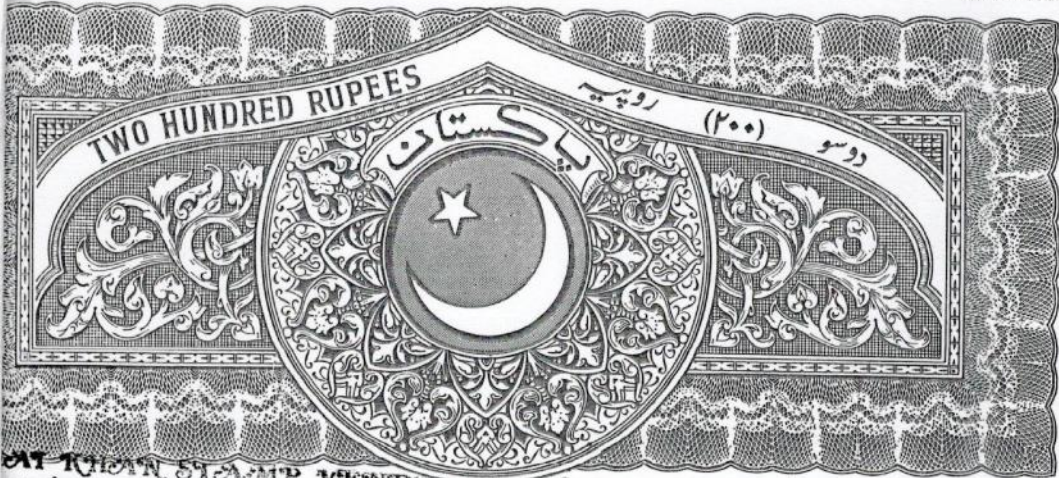
*[Signature]*

*[Signature]*

*[Signature]*

( Contd. )





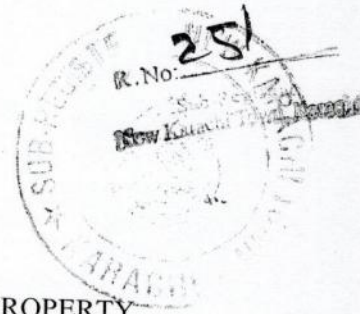
AT KARNI STAMP VENDOR  
No. 61, Shop No. 312, 11-1, North Karni  
Date

29 SEP 2008

Rs with Adversary

Sh With Adversary  
Adversary L/No. 1000

(Page 6)



### SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL of DOUBLE STOREY HOUSE (GROUND PLUS ONE ONLY) CONSTRUCTED ON A RESIDENTIAL PLOT OF LAND bearing No:L-962, SECTOR NO:5-M, MEASURING 80-SQ.YARDS, SITUATED AT NORTH KARACHI TOWNSHIP, KARACHI, in the territorial jurisdiction of **BILAL COLONY** Police Station and Sub-District of District of Karachi and bounded as under:-

ON THE NORTH BY	:	PLOT NO:931.
ON THE SOUTH BY	:	24'-0" LANE.
ON THE EAST BY	:	PLOT NO:963.
ON THE WEST BY	:	PLOT NO:961.

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

(Contd.)



251  
R. No. \_\_\_\_\_  
Sub-Registrar  
New Karachi Town, Karachi

(Page 7)

IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Karachi this day, month and the year first above mentioned.

VENDOR:.....  
THROUGH SUB-ATTORNEY  
(MEHFOOZ AHMED KHAN)  
(NIC NO:42101-7853103-9)

V E N D E E ' S : -

(1).....  
(MUHAMMAD TARIQ RAHEEL)  
(NIC NO:42101-1787972-7)

(2).....  
(MUHAMMAD WAQAS)  
(NIC NO:42101-2550819-3)

(3).....  
(MUHAMMAD BILAL JAVAID)  
(NIC NO:42101-5667414-3)

WITNESSES:

1.....  
Mehfooz Ahmed  
Flat No 1720, Sector C-1  
Scheme 11 D, N.T.C.  
NIC NO. 42101-1787972-1

2.....  
Muhammad Arshad  
Flat No 1720, Sector C-1  
Scheme 11 D, N.T.C.  
NIC NO 42201-0568806-3 (Contd.)



S. No. 310  
Presented in the office of  
Sub-Registrar Office,  
New Karachi Town  
on: 19-1-09  
Between: 12

Sub-Registrar  
New Karachi Town, Karachi

Received Registration Fee as follows:  
Registration fee \_\_\_\_\_  
Micro Film \_\_\_\_\_  
Endorsement \_\_\_\_\_  
Search fee \_\_\_\_\_  
Penalty \_\_\_\_\_  
Postage charges \_\_\_\_\_

1650  
170  
55  
1825

Sub-Registrar  
New Karachi Town, Karachi

Urgent Microfilming Fee  
Receipt No. 207  
Date: 19/1/09

Sub-Registrar  
New Karachi Town

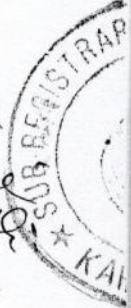
Mr/Mrs/Miss: Abul Kalam  
S/o Dr. W. M. Abul Kalam Khan  
Executive Magistrate Wice  
Muslim adult  
R/o Wate Karachi

Admits execution of this deed.  
NIC NO: 4210/-785103-9

in the capacity of

Mr/Mrs/Miss: Abul Kalam  
S/o Dr. W. M. Abul Kalam Khan  
Executive Magistrate Wice  
Muslim adult  
R/o Wate Karachi

Admits execution of this deed.  
NIC NO: 4210/-1787972-2



Mr/Mrs/Miss: Abul Kalam  
S/o Dr. W. M. Abul Kalam Khan  
Executive Magistrate Wice  
Muslim adult  
R/o Wate Karachi

Admits execution of this deed.  
NIC NO: 4210/-2150819-3

Mr/Mrs/Miss: Abul Kalam  
S/o Dr. W. M. Abul Kalam Khan  
Executive Magistrate Wice  
Muslim adult  
R/o Wate Karachi

Admits execution of this deed.  
NIC NO: 4210/-5667414-3



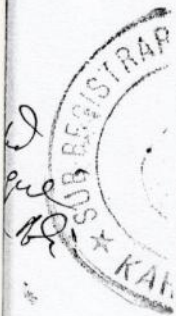
1650  
170  
1825

*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten signature]*

*[Handwritten signature]*



Ihtesham Mohd. Khan Advocate  
Karachi, L.G. No.180

*[Handwritten signature]*

States that he personally  
knows the above executed  
and identifies  
Date: 19-1-09

Sub-Registrar  
New Karachi Town, Karachi

Registered No. 251  
Book No. 8  
Date 19-01-2009  
Sub-Registrar  
New Karachi Town, Karachi



M.F. Roll No: U 9037  
Chameed 5650  
Photo-Registrar, Karachi  
Date: 12-02-2009



PI-2236

# ٹاؤن میونسپل ایڈمنسٹریشن نارٹھ کراچی



251

Sub-Registrar  
New Karachi Town, Karachi

(چالان فارم)

مورخہ 19-1-2009

مسلم ٹاؤن براؤنچ نیو کراچی جناب برائے مہربانی درج ذیل تفصیل کے مطابق رقم میونسپل ایڈمنسٹریشن نارٹھ کراچی کے کھاتے میں جمع کر لیں۔ کھاتہ نمبر 23

تفصیل 1% PROPERTY TAX		رقم	روپیہ	پیک
Value of Rs. 165000 House bearing L-962 Sect 5/M North Karachi 80 sq Yards.	نمبر	2	1650/-	پیک میں جمع کی جانے والی رقم کیلئے مدت کی سہولت
	جملہ رقم		Rs. 1650/-	

رقم (الفاظ میں لکھو) 165000/- (ایک لاکھ پچاس ہزار روپے) (الفاظ میں)  
مندرجہ بالا کھاتے میں جمع کرنے کے لئے مبلغ روپے (الفاظ میں)  
پیک کا تصدیق نمبر  
جمع کنندہ کا نام

RECEIVED CASH  
TOWN INSPECTOR (Recovery)  
New Karachi Town

31/10/2011 تاریخ: 24/11/2006 تاریخ اجراء:  
کھدہ کارڈ نمبر: 42101-5667414-3

سید حسن  
02/06/1991 تاریخ پیدائش:  
دستخط: مسٹر جنرل

ملک: پاکستان  
42101-5667414-3  
20/10/2004 تاریخ: 30/09/2016 تاریخ اجراء:  
کھدہ کارڈ نمبر: 42101-5667414-3

حکومت پاکستان  
42101-5667414-3  
22/09/1986 تاریخ پیدائش:  
دستخط: مسٹر جنرل



شناختی نمبر: 42101-7853103-9 قائدانہ نمبر: I46V64  
 موجودہ پتہ: فلیٹ نمبر 5-C-007، لاڑکانہ ایئر نیو ٹاؤن، لاہور، محمد نواز کرہی  
 سیکٹر 11-C-1، پلاک 5، کراچی، تحصیل و ضلع کراچی وسطی  
 مسئلہ پتہ: ایضاً  
 تاریخ اجراء: 25/03/2004 تاریخ ترمیم: 28/02/2010  
 گھنٹہ کارڈ ملنے پر قریبی لیٹر بکس میں ڈال دیں

حکومت پاکستان  
 قومی شناختی کارڈ  
 42101-7853103-9  
 نام: محمد احمد خان  
 جنس: مرد  
 والد کا نام: محمد خان  
 شناختی صوبہ: دکن  
 تاریخ پیدائش: 1960  
 دستخط: محمد احمد خان  
 دستخط: محمد احمد خان  
 R. No: 251  
 Sub-Registrar  
 New Karachi Town, Ka

شناختی نمبر: 42101-1787972-7 قائدانہ نمبر: LWSY4T  
 موجودہ پتہ: مسلم سوسائٹی فلیٹ نمبر A-20، محمد نواز کرہی، سیکٹر 11-4  
 کراچی وسطی  
 مسئلہ پتہ: فلیٹ 2-A-39/FL-2، اچھی اکل 5/1، محمد نواز کرہی، ایئر نیو ٹاؤن، لاہور  
 تحصیل و ضلع کراچی وسطی  
 تاریخ اجراء: 26/01/2008 تاریخ ترمیم: 31/12/2020  
 گھنٹہ کارڈ ملنے پر قریبی لیٹر بکس میں ڈال دیں

حکومت پاکستان  
 قومی شناختی کارڈ  
 42101-1787972-7  
 نام: محمد طارق راضی  
 جنس: مرد  
 والد کا نام: محمد مسعود علی  
 شناختی صوبہ: ایس ایم ایف پورہ، کئی پاس میں  
 تاریخ پیدائش: 02/05/1980  
 دستخط: محمد طارق راضی  
 دستخط: محمد طارق راضی

شناختی نمبر: 42101-2550819-3 قائدانہ نمبر: M25M0Q  
 موجودہ پتہ: فلیٹ نمبر A-39 FL-2، محمد ایئر نیو ٹاؤن، کراچی، سیکٹر 5-4  
 کراچی، تحصیل و ضلع کراچی وسطی  
 مسئلہ پتہ: مکان نمبر A-39 FL-2، محمد ایئر نیو ٹاؤن، کراچی، سیکٹر 5-4  
 کراچی، تحصیل و ضلع کراچی وسطی  
 تاریخ اجراء: 24/11/2006 تاریخ ترمیم: 31/10/2011  
 گھنٹہ کارڈ ملنے پر قریبی لیٹر بکس میں ڈال دیں

حکومت پاکستان  
 قومی شناختی کارڈ  
 42101-2550819-3  
 نام: محمد وقاص  
 جنس: مرد  
 والد کا نام: مسعود علی  
 شناختی صوبہ: کوئی نہیں  
 تاریخ پیدائش: 02/06/1991  
 دستخط: محمد وقاص  
 دستخط: محمد وقاص

شناختی نمبر: 42101-5667414-3 قائدانہ نمبر: M25M0Q  
 موجودہ پتہ: فلیٹ نمبر A-39، محمد ایئر نیو ٹاؤن، پلاٹ 2-FL-2، محمد نواز کرہی  
 سیکٹر 5-4، کراچی، تحصیل و ضلع کراچی وسطی  
 مسئلہ پتہ: ایضاً  
 تاریخ اجراء: 20/10/2004 تاریخ ترمیم: 30/09/2016  
 گھنٹہ کارڈ ملنے پر قریبی لیٹر بکس میں ڈال دیں

حکومت پاکستان  
 قومی شناختی کارڈ  
 42101-5667414-3  
 نام: محمد بلال جاوید  
 جنس: مرد  
 والد کا نام: مسعود علی  
 شناختی صوبہ: کوئی نہیں  
 تاریخ پیدائش: 22/09/1986  
 دستخط: محمد بلال جاوید  
 دستخط: محمد بلال جاوید



SCANNED

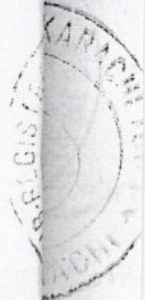


NK

2-11



2



WITNESS #1

شناختی نمبر: 42101-1787972-1 قاتل نمبر: M25M0Q

سیکرٹریٹ، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی

سیکرٹریٹ، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی

سیکرٹریٹ، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی

تاریخ اجراء: 02/10/2004 تاریخ ختم: 30/09/2016

گورنمنٹ ہسپتال، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی



حکومت پاکستان

کوئی شناختی کارڈ

42101-1787972-1

نام: محمد علی

پیشہ: مزدور

والد کا نام: محمد علی

شناختی طاقت: دائیں ہاتھ پر دو س

تاریخ پیدائش: 05/09/1946

سید علی محمد

مستند، جسٹس، جنرل

شناختی نمبر: 42201-0569904 قاتل نمبر: NK722C

سیکرٹریٹ، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی

سیکرٹریٹ، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی

سیکرٹریٹ، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی

تاریخ اجراء: 10/03/2002 تاریخ ختم: 28/02/2014

گورنمنٹ ہسپتال، پلاٹ 2، فلور 2، نمبر 39، ایف۔ بی۔ ایف۔ سی، محلہ تارہ کراچی



حکومت پاکستان

کوئی شناختی کارڈ

42201-0569904-3

نام: محمد علی

پیشہ: مزدور

والد کا نام: محمد علی

شناختی طاقت: دائیں ہاتھ پر دو س

تاریخ پیدائش: 11/03/1983

سید علی محمد

مستند، جسٹس، جنرل

WITNESS #2



28/1

R. No. \_\_\_\_\_

Suo-Registrar

New Karachi Town, Karachi



STAN



No. 92.

To

ish W

20

KAD



A

F

K

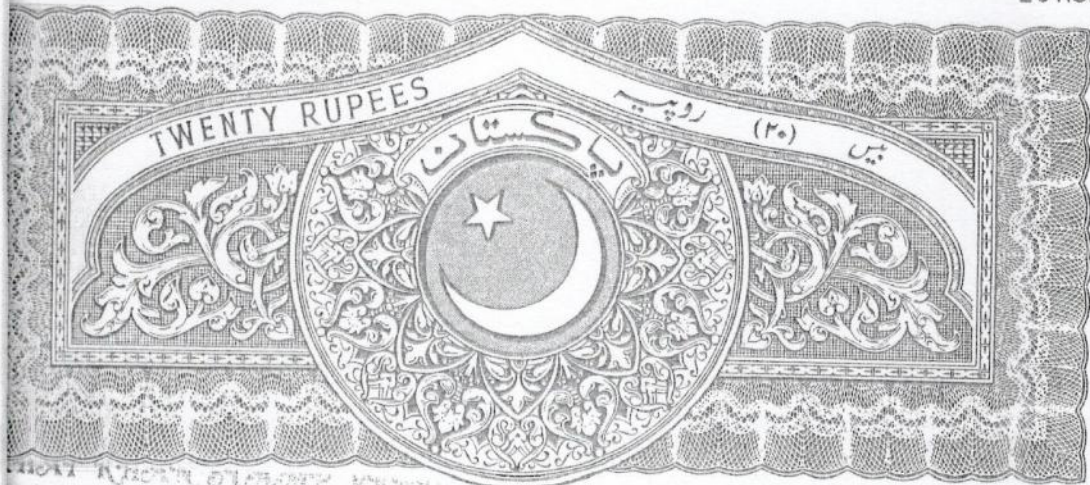
1.

2.

J

1

STAMPED



14369 3 / DEC 2008

*Saloon Ahmed*  
Advocate L.M. 5354 KYC.



R. No. 251  
Sub-Registrar  
New Karachi Town, Karachi

### AFFIDAVIT

I, MR. MEHFOOZ AHMED S/O MAQBOOL AHMED KHAN (LATE), (Sub-Attorney), holding NIC NO:42101-7853103-9, residing at FLAT NO:C-007/5, FAIZA AVENUE, BLOCK NO:5, SECTOR NO:11-C/1, NORTH KARACHI, KARACHI, do hereby solemnly affirm and declare as under:-

1. That I am sub-attorney of MR. IQBAL HUSSAIN S/O AHMED HUSSAIN (LATE), holding NIC NO:521-85-111296, of a DOUBLE STOREY HOUSE (GROUND PLUS ONE ONLY) CONSTRUCTED ON A RESIDENTIAL PLOT OF LAND BEARING No:L-962, SECTOR NO:5-M, MEASURING 80-SQ.YARDS, SITUATED AT NORTH KARACHI TOWNSHIP, KARACHI sub-attorney executed by the attorney MRS. FAKHR-UR-NISA W/O TAJAMMUL HUSSAIN BAIG, holding NIC NO:42301-8615326-4.
2. The principal and Attorney are alive & General Power/Sub Power of Attorney are still inforced till todote.

Whatsoever stated above is true and correct to the best of my knowledge and belief.

Karachi.

Dated: 19/1/09.

*[Signature]*  
DEPONENT

**ATTESTED**

**SAID-UL-HASAN**  
B.A. . . . R. Oath Commissioner  
Karachi Pakistan



# RECEIPT

R. No. 251  
Sub-Registrar  
New Karachi Town, Karachi

RECEIVED a sum of Rs. 1,65,000/- ( RUPEES ONE LAC AND SIXTY FIVE THOUSAND Only) from (1) MR. MUHAMMAD TARIQ RAHEEL, holding NIC NO:42101-1787972-7, (2) MR. MUHAMMAD WAQAS, holding NIC NO:42101-2550819-3 & (3) MUHAMMAD BILAL JAVAID, holding NIC NO:42101-5667414-3 All Sons of M. MAFROOD ALI, All residing at FLAT NO:A-20, SALEEM CENTER, SECTOR NO:11-I, NORTH KARACHI, KARACHI being the FULL AND FINAL settlement towards the sale price in respect of the sale of my DOUBLE STOREY HOUSE (GROUND PLUS ONE ONLY) CONSTRUCTED ON A RESIDENTIAL PLOT OF LAND Bearing No:L-962, SECTOR NO:5-M, MEASURING 80-SQ.YARDS, SITUATED AT NORTH KARACHI TOWNSHIP, KARACHI, as per of Sale Dated .....



*Hussain*

## VENDOR:-

MR. IQBAL HUSSAIN S/O AHMED HUSSAIN (LATE), holding NIC NO:521-85-111296

R/O HOUSE NO:A-885, BLOCK NO:12, FEDERAL. B AREA, KARACHI.

Dated : \_\_\_\_\_.

SEVERED

N

STA

Liquate

ADORE

ADORE

ZA

H.C

G

KNOW

TAJAM

4, resid

KARAC

AHMED

of HOU

Registrat

30.09.19

power ha

Constitut

CHAN (

LAT NO

LARACH

ame and

matters ar

nmovabl

F LAN

ARDS.

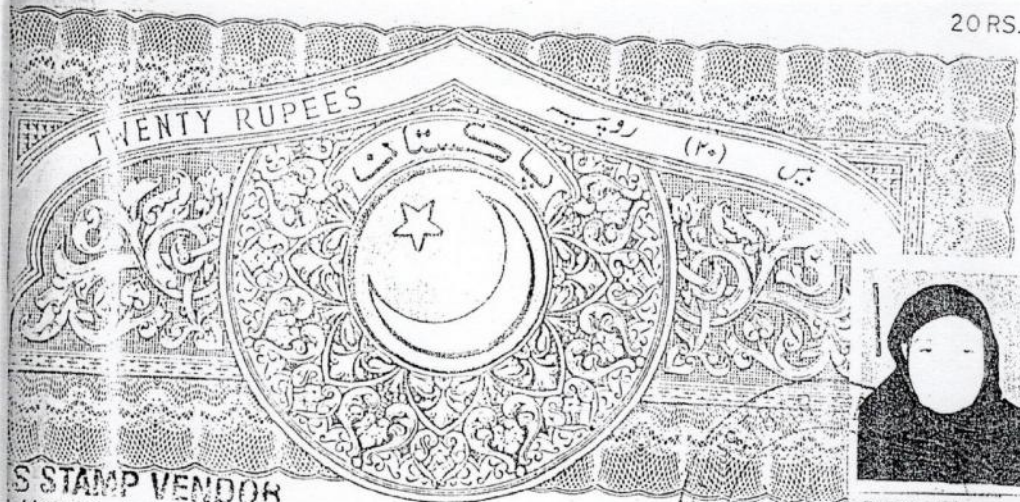
ide Lea

trachi, I

roperty i

der Loan





STAMP VENDOR

Liaquatullah 4/520 Karachi

DATE.....

TH ADDRESS.....

TH ADDRESS.....

ZAFAR ALAM  
H.C. 7512-Advocate

TH ADDRESS.....

## General Power Of Sub-Attorney

KNOW ALL MEN BY THESE PRESENTS THAT I, MRS. FAKHR-UN-NISA W/o.

TAJAMMUL HUSSAIN BAIG, Muslim, adult, holding N.I.C. NO:42301-8615326-4, residing at HOUSE NO:R-83, SECTOR NO:15-B, BUFFER ZONE, NORTH KARACHI, KARACHI, Constituted Attorney of MR. IQBAL HUSSAIN, s/o.

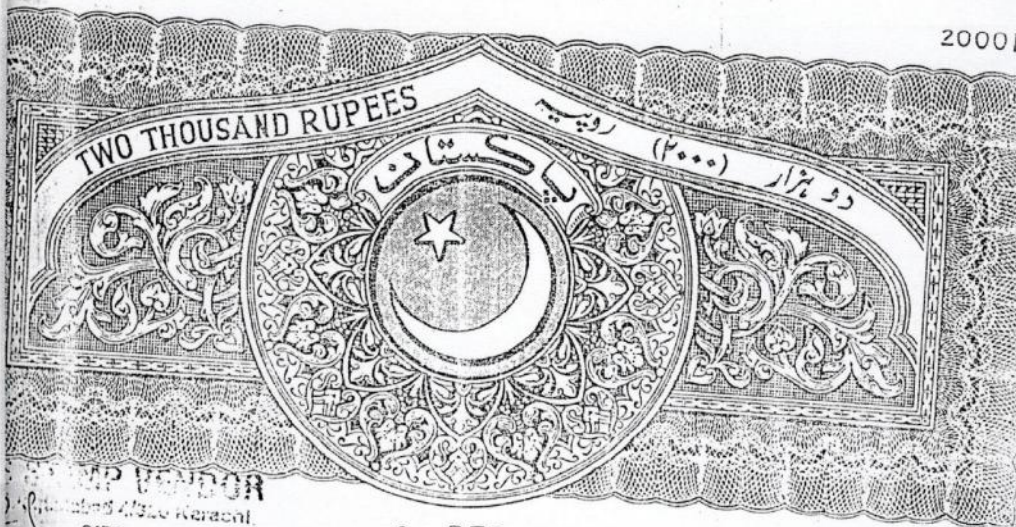
AHMED HUSSAIN (Late), holding N.I.C. NO:521-85-111296, Muslim, adult, residing of HOUSE NO:A-885, BLOCK NO:12, FEDERAL 'B' AREA, KARACHI, Attorney Registration No:5244, Book No:IV, Sub-Registrar T.Div. X, Karachi, Dated 30.09.1991 & M.F. Roll No:266-B-IV, Dated 12.10.1991, (Principle is still alive, power has not revoke, power inforced till today) do hereby Appoint, Nominate, Constitute and Ordain MR. MEHFOOZ AHMED KHAN S/o. MAQBOOL AHMED KHAN (Late), Muslim, adult, holding N.I.C. NO:42101-7853103-9, resident of FLAT NO:C-007-5, FAIZA AVENUE, BLOCK NO:5, SECTOR NO:11-C/I, NORTH KARACHI, KARACHI, to be my true and lawful 'SUB-ATTORNEY' for me in my name and on my behalf to do and cause to be done the following acts, deeds, things and matters and to exercise and enjoy the follwing powers and rights in respect of my immovable property HOUSE CONSTRUCTED ON A RESIDENTIAL PLOT OF LAND Bearing NO:L-962, SECTOR NO:5-M, MEASURING 80-SQ. YARDS, SITUATED AT NORTH KARACHI TOWNSHIP, KARACHI. Vide Lease Deed Registration No:4605, Book No:I, Sub-Registrar T.Div. XIV, Karachi, Dated 21.11.1989 & M.F. Roll No:1152, Dated 28.11.1989. The Said Property is already mortgaged with the House Building Finance Corporation under Loan Account No: 346C4373-C8, and that is to say:-

251  
Sub-Registrar  
Karachi Town, Karachi

مخبرہ

( Contd. )





01 DEC 2007

VENDOR

Address: Karachi

DATE

ADDRESS

(ATTESTED)

SIGNATURE

The said General of Attorney/Sub-General Power of Attorney shall be operated subject to the confirmation of title/ownership and it is in the knowledge of Attorney. The same has been accepted on the entire responsibilities if Executant/Attorney if any thing arises in future both shall be fully responsible for that and Sub-Registrar would have no responsibility of any nature.

R. No. 2229  
Sub-Registrar  
Karachi Town, Karachi

TO manage, control, supervise, look after and deal with the entire affairs of the Said Plot as per his / her sole discretion and to pay all taxes, cesses, dues, demands, fees, charges, installments, outstanding liabilities, encumbrances etc. of the Said Property directly to the concerned departments, authorities, Bodies, Tribunals, Corporations and to obtain receipt proper receipts thereof for records.

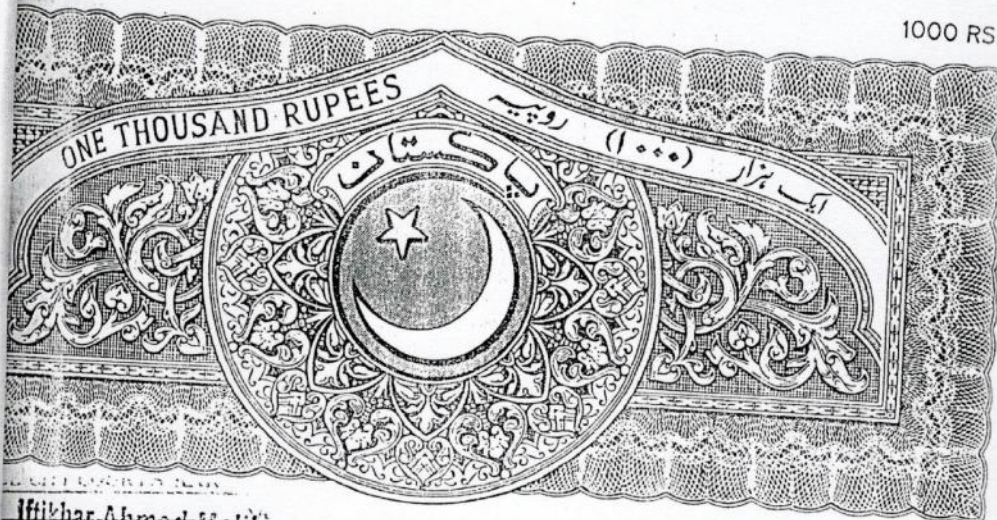
TO sign, execute, submit or withdraw all sorts of applications, affidavits, statements, before the Authorities concerned and to file institute, defend or oppose all suits, petitions, appeals, memorandums, complaints, or claim etc. in the court of law and to execute and sign all documents, including Gift Deed of Rectification, Redemption Deed or any other Deed or documents which may be required for the purpose of signing and executing the same and get them registered and admit the execution of the same before the competent Sub-Registrar or Authority.

TO sell, mortgage, charge, encumber and transfer the Said Property by way of gift (whether registered or Hiba Bilwa Ewaz as the case may be) or otherwise dispose of in any manner whatsoever without or with building thereon at such time in such manner for such consideration, and to such person as my said attorney may in his / her sole, absolute and unfettered discretion may deem proper and for the purpose aforesaid to execute the necessary deed or deeds, instruments conveyance sale, lease, transfer etc to appear before any registrar or sub-registrar or any other competent authority and to present such documents for registration / transfer of the said property and to admit the execution of the same on my behalf and in my name, to receive sale consideration and to acknowledge receipt the possession of the said property to the Vendee in all respects, to effect mutation, transfer and change the name in all the relevant records of the Government in favour of VENDEE/S.

( Contd. )



1000 RS.



Iftikhar Ahmed Malik  
LC No. 4232: KAR Advocate

32 dated 28/11/07  
160 dated 28/11/07

28/11/07

SPECIAL STAMP PAPER  
ISSUED BY ME

MUHAMMAD WASEED  
(SENIOR CLERK)

(Page 3)

2229  
Karachi Town, Karachi

29  
R. No. 29  
Sub-Registrar  
Karachi Town, Karachi

4. TO appear and represent me in all matters and affairs relating to the Said Property before and Government's, Semi-Government's department(s), All Courts, High Court, Session Court, City Court, and Civil or Criminal Courts and any other court from the lowest to the highest, K.D.A., K.B.C.A., K.W.S.B., K.E.S.C., K.M.C., Karachi Gas Company, Excise & Taxation Department, Income Tax Department and to obtain any No Objection Certificate / Clearance Certificate as may be required in connection with the Said Property.

5. TO accept service of summons notices or writs issued by any court or authority against me in respect of the said property, to file or defend all sorts of case or suits in concerned court of law and pursue all such matters in all respects and to pay stamp duty and to purchase stamp papers and to refund the stamp duty. to appear before the authority / authorities wherever my presence is required and to sign wherever my signatures are required for the purposes aforesaid.

TO make Oral Gift of the Said Property in favour of his/her nominee and to get the Declaration of Confirmation of Oral Gift in favour of Such Donee and get the same registered before the Sub-Registrar, Karachi, and to admit the execution of the same on my behalf and in my name.

TO repay m loan which I had obtained from HBFC against the Said Property and to get the redemption of the same and obtain all the original documents of the said property from the mortgage and/or to get the said loan transferred in favour of any person and complete all such formalities as may be required in connection with transfer of the loan and to sign all such documents on my behalf.

فخر انصاف

(Contd.)



8. TO let out the said property to any person(s) on any rent, for any period, on my terms as he may desire, think property and to receive the amount of rent, advance rent, security deposit and give valid receipt for the same and sign and execute the rent Agreement / Lease Deed and to appear before the rent controller, Registrar or Sub-Registrar for verification, attestation or registration of the said Property and to hand over and take back possession of the said property from the tenant.
9. TO appoint any Advocate, Pleader, Agent, Special Attorney, for all or any act with similar or lesser Powers for such term and period as my Said Sub-Attorney may deed necessary.

AND GENERALLY acts, as my Sub-Attorney or Agent in relation to the matters aforesaid and all other matters incidental thereto and on my behalf to sign my name and to execute and deliver any assignment, endorsement, surrender, conveyance, transfer mutation or any deed or deeds for any on my behalf or in my name and do all acts, and things as fully and effectually in all respects as my self could do if personally presents.

IN WITNESS WHEREOF I the aforesaid executant have set and subscribed my hands hereunto at Karachi this 11<sup>th</sup> Day of 05<sup>th</sup> 2007.

R. No: 2229  
Sub-Registrar  
New Karachi Town, Karachi

R. No: 2229  
Sub-Registrar  
New Karachi Town, Karachi

فخر انسا

EXECUTANT  
(MRS. FAKHR-UN-NISA)  
(N.I.C. NO:42301-8615326-4)

Specimen Signature  
SPECIMEN SIGNATURE OF SUB-ATTORNEY  
(MR. MEHFOOZ AHMED KHAN)  
(N.I.C. NO:42101-7853103-9)

فخر انسا

ATTESTED BY THE EXECUTANT



WITNESSES:-

1. Name: Quader  
R/o: 114 Sub 11-CNIC  
NIC NO: 12101-1581555-7

2. Name: Asif Ali Siddiqi  
R/o: R-30 Sub 15-B NK  
NIC NO: 42101-2047698-7



S. No: 7844  
Presented in the office of  
Sub-Registrar Office,  
New Karachi Town,  
on: 11-12-07  
Between: Hrs. 11 to 12  
Sub-Registrar  
New Karachi Town, Karachi

Received Registration Fee as follows:  
Registration \_\_\_\_\_  
Microfilm \_\_\_\_\_  
Index \_\_\_\_\_  
Stamp \_\_\_\_\_  
Postage \_\_\_\_\_

TABVEER AHMAD

Sub-Registrar  
New Karachi Town, Karachi

فراغت 251

TABVEER AHMAD

Urgent Microfiling Fee  
Receipt No. 29  
Date: 11/12/07

Sub-Registrar  
New Karachi Town, Karachi

TABVEER AHMAD

Mr: Mrs: Miss: Fahim - ...  
S/o: ...  
Excm: ...  
Mush: ...  
R/o: ... Karachi

Admits execution of this deed.

NIC NO: 3336418615326

in the capacity of ...  
in the deed  
فراغت

M.F. Roll No. 97325  
4762  
Photo-Registrar, Karachi  
Date: 31-12-2007

Qud. Lubir Ali Shah  
LC. No. 1238, ADVOCATE

States that he personally  
knows the above executant  
and identifies ...  
Date: 11-12-07

Sub-Registrar  
New Karachi Town, Karachi

TABVEER AHMAD

Registered No. 2229  
Book No. ...  
Date: 11-12-2007

Sub-Registrar  
New Karachi Town, Karachi

TABVEER AHMAD



GHAT PERVEZ  
SS 6  
WITH ADDRESS  
WITH ADDRESS  
SIGNATURE

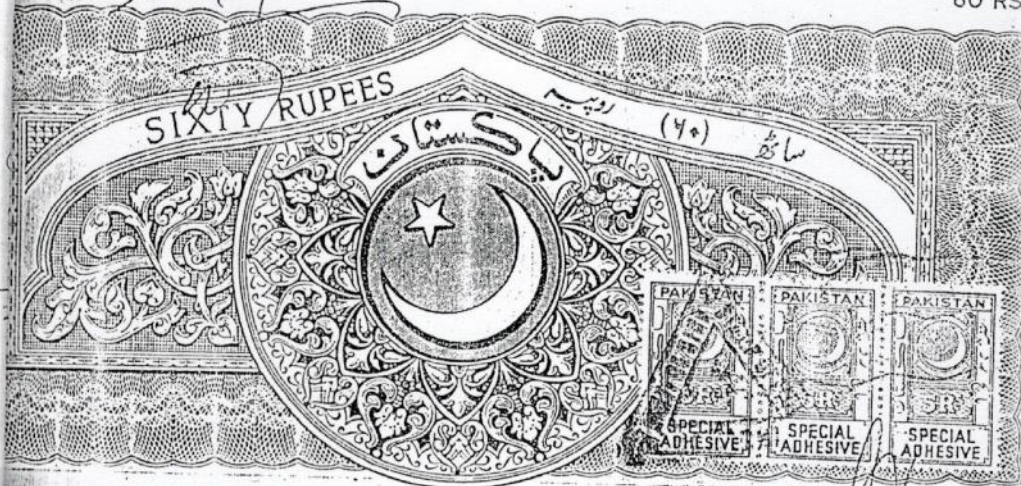
KN  
HU  
Ar  
ap  
MR  
Se  
to  
on  
fo  
en  
be  
in  
Th  
bi  
ad  
AM  
dec  
co

per 0



AN

60 RS.



ST. PERVEZ I. STAMP VENDOR

56 North Karachi (Pak)

ADDRESS

ADDRESS

SIGNATURE

SIGNATURE

19 SEP 1991

Assistant Superintendent of Stamp

Stamp Office, City Courts

Karachi (Pakistani)

R. No. 251

Sub-Registrar  
New Karachi Town, Karachi

IRREVOCABLE

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, IGDAL MUSSAIN S/O. AHMED HUSSAIN (LATE), Muslim, adult resident of A-885, Block-12, F.B. Area, Karachi, holding N.I.C.No. 521-85-111296, do hereby appoint, nominate, constitute and ordain MRS. FAKHRUNNISA W/O. MR. TAJAMMUL MUSSAIN BAYG, Muslim, Adult, resident of R-83, Sector-15/B, Buffer Zone, Karachi, holding NIC No. 561-46-032918, to be my true and lawful General Attorney for me in my name and on my behalf to do, execute and perform all or any of the following acts, deeds, things and matters and to exercise and enjoy the following power and rights in respect of Plot of land bearing No. L-962, in Sector-5-M, measuring 80 Sq. Yds., situated in North Karachi Township, Karachi.

This General power of Attorney is IRREVOCABLE and shall be binding on me, on my legal heirs, representatives, executors, administrators and assigns and shall not be REVOKED, ALTERED or AMENDED by me until and unless my said Attorney himself/herself desires to cease to continue as such Attorney and his/her such consent will be procured in writing.

4422  
GPAI  
GIFT  
MORTGAGE  
Date

1 Registered at No. 5249  
Sub-Registrar T. Div. 7

11/11/01



251

R. No. \_\_\_\_\_

Sub-Registrar  
New Karachi

To manage, control, supervise, look after and deal with the entire affairs of my said Property as per his/her sole discretion and to pay all taxes, cesses, dues, demands, fees, charges, installments, outstanding Liabilities, encumbrances etc. of the said property directly to the concerned departments Authorities, Bodies, Parties, Tribunals Corporation and obtain/receipts thereof for records.

To sign, execute, submit or withdraw all sorts of application, affidavits, statements, before the Authorities concerned and to file, institute, defend or oppose all suits, petitions, appeals, memorandum, Plaints, complaints or claims etc., in all Courts of Law, and to execute and sign all documents, including Declaration of Gift, Lease Deed, Sub Lease Deed, Sale Deed, Transfer Deed, Gift Deed, Deed of Rectification, Redemption Deed or any other documents, which may be required for the purpose of signing and executing the same, and get the same registered and admit the executions of the same before the competent Sub Registrar or authority.

To sell, mortgage, charge, encumber, and transfer the said Property by way of Gift (whether registered or Hiba Bilwa Ewar as the case may be) or otherwise dispose of in any manner whatsoever without or with building thereon at such time in such manner for such consideration, and to such person as my said Attorney may in his/her sole, absolute and unfettered discretion may deem proper and for the purpose aforesaid to execute the necessary deed or deeds, instrument, conveyance, sale, lease, transfer, etc., to appear before any Registrar/ Sub-Registrar, or any other competent Authority and to present such documents for registration/transfer of the said property, to admit the execution of the same on my behalf and in my name, to receive sale consideration and to acknowledge receipt thereof, to deliver the possession of the said property to the VENDEE(S) in all respects to effect mutation /transfer and change of names in all the relevant records of the Government in favour of VENDEE/S.



4. To represent me in all matters and affairs relating to the said Property before any Government's Semi-Government's department/s, civil or criminal courts and any other court from the lowest to the highest, K.D.A., K.B.C.A., K.W.S.B., K.E.S.C., K.M.C., Karachi Gas Co., Excise and Taxation Department, Income Tax Department and to obtain any No-Objection certificate/ clearance certificate as may be required in connection with the said Property.

5. To accept service of summons, notice or writ issued by any court or Authority against me in respect of the said Property, to file or defend all sorts of cases or suits in concerned court of law and pursue all such matters in all respects., and to pay stamp duty and to purchase Stamp Papers and/or to obtain refund of Stamp Duty, to appear before the Authority/Authorities wherever my presence is required and to sign wherever my signatures are required for the purposes aforesaid.

To make Oral Gift of the said property in favour of nominee and to get the Declaration of Confirmation of Oral Gift in favour of such Donee and get the same registered before the Sub Registrar, Karachi, and to admit the execution of the same on my behalf and in my name.

To repay my loan which I had obtained from HBFC against the said property and to get the redemption of the same and obtain all the original documents of the said property from the mortgagee and/or to get the said loan transferred in favour of any person and complete all such formalities as may be required in connection with transfer of the loan and to sign all such documents on my behalf.

8. To let out the said property to any person(s) on any rent, for any period, on any terms as he may desire, think proper and to receive the amount of rent, advance rent security deposit and give valid receipt for the same and sign and execute the rent agreement/Lease deed and to appear before the rent controller, Registrar or Sub Registrar for verification, attestation or registration of the said property and to hand over and take back possession of the said property from the tenant.



9. To appoint any Advocate, Pleader, Agent, Special Attorney, and/or Sub Attorney for all or any act with similar or lesser powers for such term and period as my said Attorney may deem necessary.

AND GENERALLY act as my Attorney or agent in relation to the matters aforesaid and all other matters incidental thereto and on my behalf to sign my name and to execute and deliver any assignment, endorsement, surrender, conveyance, transfer mutation or any deed or deeds for and on my behalf or in my name and do all acts and things as fully and effectually in all respect as myself could do if personally present.

AND I hereby undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me in respect of the said property by virtue of the powers hereby given.

IN WITNESS WHEREOF I, the aforesaid executant have set and subscribed my hands hereunto at Karachi this 30 day of September, 1991, in presence of the following WITNESSES.

WITNESSES:-

1) Sig. M. Riaz  
Name: MOHD RIAZ  
Add. E-1 BRUM Centre  
Block 16, Gadhama  
10-Cat.

SIGNATURE OF THE EXECUTANT  
MR. IQBAL HUSSAIN  
S/O. AHMED HUSSAIN (LATE)  
N.I.C.No: 521-85-111296

2) Sig. Ahmad Baig  
Name: AHMAD BAIG  
Add. R-83, Sector 15-B  
Buffer Zone  
Karachi

SPECIMEN SIGN OF THE ATTORNEY  
MRS. FAKHRUNNISA  
W/O. MR. TAJAMMUL HUSSAIN BAIG  
N.I.C.No: 501-46-032718

R. No. 29  
Sub-Registrar  
New Karachi Town, K.

S244



Serial No. 7972  
presented at the office of the  
Sub-Registrar T, Div X Karachi

between the hours of 9/10 am  
on the 30/8/1991

*Iqbal Hussain*

Sub-Registrar T, Div, X  
Karachi

RECEIVED FEES AS FOLLOWS

Registration Fee Rs. 20  
Copying Fee (4 pages) Rs. 20  
Endorsement Fee Rs. 20  
Postage Charges Rs. 4

Total Rs. 44

Sub-Registrar Div. X  
Karachi

Mr. Mrs. Miss *Iqbal Hussain*  
S/o. W/o D/o *Ahmed Hussain*  
Muslim 25 years Service Rtd. Service business, household Students Life  
R/o. *188A*  
executing party  
admits the execution before the U/s S.R.

*Iqbal Hussain*

Mr. Gulzar Ahmed Khan

Advocate Karachi

States that he per  
knows the above ex  
and identifies

Date 30/8/1991

Registered at No. 5244

Book No. 12/10/1991

Sub-Registrar T, Div. X  
Karachi

Dated 30/8/1991

Sub-Registrar T, Div. X  
Karachi

M. F. Roll No: 266 B-IV

Photo-Registrar, Karachi

Date 12 - 10 - 1991

Registered at N  
Registrar T  
Karachi

This in  
day of ...  
No. X-1 (1  
incorporate  
LESSOR" (C  
include pers

hereinafter  
admits of  
them of ot

WHI  
property in

and the Le  
encumbrance  
Block No.  
application  
of plot at t  
advance fo  
entitled to  
INDENTU



U605  
Registered at No. ....  
Registrar T. Div XIV  
Karachi



89/14/10  
Assistant Superintendent of Stamp  
Stamp Office, Court 14 NOV 1969  
Karachi (Pakistan)

**This indenture of Lease** made at Karachi this ..... day of ..... One thousand nine hundred and ..... (19.....) BETWEEN THE KARACHI DEVELOPMENT AUTHORITY, incorporated by PRESIDENT'S ORDER No. 5 of 1957, hereinafter called "THE LESSOR" (which expression wherever context so admits or requires be deemed to include persons deriving title under it) of the one part AND

Mr. Iqbal Hussain.

Sp. Ahmed Hussain (late)

Iqbal Hussain

R/o. A-885, Block-12, Federal B  
Area Karachi

No. 251  
Sub-Registrar  
New Karachi Town, Karachi

hereinafter called "THE LESSEE" (which expression wherever the context so admits or requires be deemed to include the persons deriving title under him/her/ them of other part.

WHEREAS the lessor in exercise of the powers vested in it is owner of the property in question ..... North Karachi ..... Township

and the Lessor being seized and possessed of all lands included herein free from all encumbrances, lien and attachment, has allotted plot of land bearing No. L-962 Block No. Sector No. 5-M in the said Township to the lessee upon his application AND WHEREAS the lessee has paid the sum of Rs. 640/- (Rupees Six Hundred & Forty) only being the full occupancy value of plot at the rate of Rs. 8/- (Rupees Eight only) per sq. yd. and in addition has paid a sum of Rs. 5/- (Rupees Five) only being one year's rent in advance for the said plot of land at the rate of 25 Paise per every 4 sq. yds. and is entitled to a Lease of the said plot of land for a term of 99 years. NOW THIS INDENTURE WITNESSTH as follows:





Registered at No. 4605  
Sub-Registrar T. Div XN  
Karachi



251

1. In consideration of the rent herein reserved and of the covenants by the Lessee herein contained, the Lessor does hereby lease and demise unto the Lessee ALL THAT Piece or parcel of land bearing plot No. Block L-962 Sec. 5 and measuring 88 yds. or thereabout as delineated upon the plan hereto annexed and thereon coloured pink situated at the site of Lessor's Township N. Karachi area, in Registration District, sub-district, and City of Karachi, Police Station N. K.T. and butted and bounded as follows

*Iqbal Hussain*

On the North by - Plot No. 931  
On the South by - 24' 0" Lane  
On the East by - Plot No. 963  
On the West by - Plot No. 961

TO HOLD the said plot unto said Lessee for term of 99 years commencing from 24th day of Nov. 1919, EXCEPTING AND RESERVING unto the Lessor at all times hereafter the right of passage and running of water and soil, electricity, telephone or any other service, or services from the adjoining and neighbouring lands and the building now erected thereon through sewers, drains, pipes and channels in or under the land hereby demised and to make connection with such sewer, drains, pipes and channel or any of them for the purpose of exercising the said right of running of water and soil YIELDING AND PAYING therefor during the said term the clear yearly rental of Rs. 5/- (Rupees Five) at the rate of 25 Paisa per every 4 sq. yds. per annum, or part thereof payable in advance every year on or before the first day of April.

*Iqbal Hussain*

2. THE LESSEE covenants as follows:-

(1) During the continuance of the term thereby granted to pay the respective rents and other sums of money herein reserved and made payable at the times and in the manner herein reserved.

(2) The Lessee shall Pay, in addition to the rent hereby reserved to the lessor, or to any local authority all taxes, rates, assesment, duties charges and imposition of every description which now are or during the said terms shall be charged, assessed or imposed upon by the Lessor or by any lawful authority in respect of the demised land or any building, erection, structure or any matter or thing thereon.

(3) If the said rent reserved be not paid on the due date, interest at the prescribed rate per annum shall be charged upon the said rent in arrears.

(4) If at any time the said annual rent and interest thereon, if any, or additional rent and/or any other dues remain in arrears for a period of two years or over, the Lessor shall be entitled to forfeit the lease and to resume possession of the plot allotted to the Lessee.

(5) The said plot shall not be sub-divided or amalgamated with any other plot except with the previous consent in writing of the Lessor, and subject to such terms as the Lessor may from time to time impose.





(6) The Lessee shall not without the previous permission of the Lessor obtained in writing be entitled to any right of access of light or air or any other easement to the building erected or to be erected by the Lessee on the said land hereby demised which would restrict or interfere with the user of adjoining or neighbouring land or building or any other purpose.

(7) The Lessor shall always have right and be entitled without obtaining any consent from or making any compensation to the Lessee to deal as the Lessor may think fit with any of the land adjoining, opposite or near to the demised plot and to erect or permit to be erected on such land and building whatsoever, notwithstanding that such buildings may effect or diminish light or air which may now or at any time during the term be enjoyed by the demised plot or any part thereof.

(8) The Lessee shall construct a building on the demised plot according to the approved plan within 2 years of the service of the order of possession by the Directorate of Housing & Resettlement K.D.A. The said plot and the building and structures thereon shall be used for residential purposes only, and shall not be diverted to other use without the previous consent in writing of the Lessor. For breach of this covenant the Lessor shall be entitled to forfeit the lease and to resume the plot.

(9) At any time during the said term the Lessee shall not without the previous written consent of the Lessor erect or suffer to be erected any buildings or erections or make or construct permanent roads or ways on the demised land nor without the like consent to make any structural alteration or addition whatsoever to the buildings or erections in existence upon the demised land. Every erection, alteration, or addition however necessitated or made requisite or desirable shall be according to such authoritatively approved plans sections, elevations and specifications submitted by the Lessee as the Lessor may in writing previously approve of with or without such conditions as it may think necessary or desirable to impose and without such previous approval in writing the Lessee shall not commence any erection, alteration or addition.

(10) The Lessee shall pull down and remove forthwith any building, erection alteration or addition erected or made in contravention of the provision hereinabove stated and in breach of the Lessee's covenants and shall immediately rectify the consequences of such breach.

(11) The Lessee shall not use the demised plot or any building or structure thereon or suffer the same to be used for any business, manufacture or occupation or for any purpose or in any manner which may be a nuisance to the Lessor or the occupier of adjacent or other premises in neighbourhood.

(12) The Lessee shall not carry on or permit to be carried on upon the demised plot or any building or structure thereon any business of licensed retailer of wines or spirits restaurant-keeper or caterer. He shall not use any part

e -  
ise  
762 Sec-5  
ex -  
Arach  
N.K.T.

from  
ING  
rand  
and  
raffs  
ction  
exer  
ING  
2/6/57  
ble in

re res-  
at the

to the  
es and  
hall be  
rity in  
tter or

at the

any, or  
o years  
session

y other  
to such

R. No: 251  
Sub-Registrar  
Karachi Town, Karachi

Iqbal Hussain

Full



Registered at No. 4608  
Sub-Registrar T. DIV XIV  
Karachi



thereof as office or business premises, place of amusement, theatre or cinematograph and shall prevent all bad and doubtful characters being harboured therein and any gambling taking place thereon.

(13) The Lessee shall maintain proper and effective arrangements for the disposal of debris and other waste, and shall at his own costs connect the house drainage system of the demised plot to the nearest public sewer.

(14) The demised plot or any building or structures thereon shall not be used by the Lessee for the purpose of advertising or for display of any advertisement, poster or notice.

(15) The Lessee shall keep the said plot and the buildings and structures thereon in clean and sanitary condition according to the directions of the Lessor or any Officer duly authorised by it in that behalf.

(16) The Lessee shall permit the Lessor and its contractors, agents, servants, or workmen at all reasonable times to enter upon the said plot and the building and structures thereon for the purpose of ascertaining the observance of these covenants or maintaining, testing, or repairing service mains, pipes, cables, drains, sewers or culverts as may be necessary or as occasion may require.

(17) The Lessee shall not use or permit the use of any part of the demised plot or any building or structures thereon for public religious worship.

(18) The Lessee shall instal and maintain in effective use and operation such latrines and septic tanks and adopt such measures against the commission of nuisance as may be necessary to keep the plot demised and the building and structures thereon in a completely sanitary condition.

(19) The Lessee shall not interfere with and shall make all provisions and take all precautions against fouling electric, telephone or telegraph lines, cables, and inclines, drains or sewers or any service line communication which may at any time by upon or running through the demised plot.

(20) The Lessee will be at liberty subject to the above condition to sell transfer or assign his right in respect of the demised premises but such transfer shall in every case be subject to the conditions of this Lease provided always that the liability of the transferer shall continue until a written notice of the transfer and transferee shall have been served on the Lessor.

20-A (Applicable incase the Lessee is a government servant or employee of Semi Government organization or Local authority who has been allotted a plot out of the reserved quota):- The Lessee shall not sell, gift, assign, sub-lease or otherwise transfer his rights under this lease for a period of six years commencing from the date of issue of the order of allotment to him/her

(21) The Lessee shall comply with all the provisions of law and shall observe all the rules and regulations of the Lessor.

AREA  
DEMA  
DRAW  
CHECK



# KARACHI DEVELOPMENT AUTHORITY

## ENGINEERING DEPARTMENT

TE PLAN FOR PLOT NO. 962 BLOCK NO. --- SEC NO. 5-M

TYPE L FOR Residential 80 SQ YDS. N.K.  
~~or Industrial~~

Plot No. 931

24'-0"

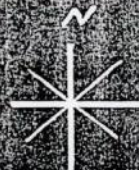
Plot No. L 962

Plot No. 961

30'-0"

Plot No. 963

24'-0" LANE



AREA IN SQ YDS. 80 RATE --- PER SQ YDS. --- scale 1" = 10'

DEMARCATED BY SD/ Total Value Rs ---

DRAWN BY SD/

CHECKED BY SD/

EXECUTIVE ENGINEER

SCHEME NO ---

R. No. 251

Sub-Registrar  
 New Karachi Town, Karachi



4605  
Registered at No. \_\_\_\_\_  
Sub-Registrar T. Div XIV  
Karachi

5



(22) To indemnify and keep the Lessor well saved and harmless from and against every claim or demand howsoever arising from any act or default of the Lessee and every suit action or proceeding in respect of the same and keep the demised land and the buildings and structures thereon free from legal process.

(23) If plot is not utilised within the prescribed period and extension is given in the period of construction, the lessee shall pay a penalty at the prescribed rate per annum of the total occupancy value for every six months or part thereof for such extended period.

(24) Time shall be the essence of this agreement and lease shall be cancelled if construction is not completed within the period specified by the K.D.A.

3. The LESSOR hereby covenants with the Lessee that the Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulations herein on his part to be observed and performed may peaceably hold and enjoy the said plot hereby leased during the continuance of the term hereby granted without any interruption or eviction by on the part of the Lessor or any person or persons rightfully claiming, from, under or in trust for the Lessor. Provided that nothing herein contained shall limit or restrict the user of any land or building in the neighbourhood of the demised plot.

4. PROVIDED ALWAYS and it is hereby agreed and declared as follows:-

(1) If and whenever the said yearly rents hereby reserved or any part thereof or any other dues payable by the Lessee shall be in arrear for 21 days after the same shall have become due (whether lawfully demanded or not) or whenever the Lessee, shall at any time fail or neglect to perform or observe any of the covenants conditions or agreements herein contained and on his part to be observed and performed then it shall be lawful for the Lessor or any person or persons duly authorised by it in that behalf into or upon the demised land or any part thereof in the name of the whole to entitled to forfeit the Lease to re-enter and to take possession of the same and all buildings, erections, building materials and the like thereon and peaceably to hold and enjoy thenceforth without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any covenants by the Lessee hereinbefore contained.

*Sybil Hussain*

No. 251

Sub-Registrar  
New Karachi Town, Karachi

2. If on the expiry of the period of Lease, the Lessee shall be desirous of renewing the lease, he shall be entitled to a renewal of the lease, for such further period and upon such revised terms as the Lessor may determine or condition of his paying, at the time of renewal, such revised rents as may be fixed by the Lessor with a right to a fresh renewal on the expiration of each period of renewal. But should the Lessee not desire such renewal, or not consent to any of the conditions imposed by the Lessor as aforesaid or should the lease be forfeited on account of breach of any of the conditions thereof as above stated, the said plot hereby leased shall revert to the Lessor, and all buildings fixtures, erections and all building materials or the like thereon shall on such expiration or determination of the Lease become the absolute property of the Lessor, provided that for a period of six months from the date of such reversion the Lessee shall have the right to remove all such building, erections, building materials or like as are his property. Any building, erection, building materials or the like not remove within the said period shall become the absolute property of the Lessor free from all encumbrances and without payment of any compensation whatsoever by the Lessor for a or in respect of the same.

(3) Any notice shall be deemed to have been sufficiently served on the Lessee if forwarded to him by registered post addressed to his last known address or if delivered by hand at the demised plot. A notice sent by registered post shall be deemed to have been given at the time when in due course of post it would be delivered at the address.



4605

Registered at KARACHI  
Sub-Registrar T. EMV MAT



IT WITNESS whereof the parties above named, have hereunto set their respective hands and seals at Karachi, on the day, month and the year first above mentioned.

Signed, sealed and delivered by the within named KARACHI DEVELOPMENT AUTHORITY in the presence of

The Common Seal of: KARACHI DEVELOPMENT AUTHORITY

25/

AO/Asstt/Adm Officer  
KARACHI DEVELOPMENT  
AUTHORITY

The Seal of the K.D.A. was affixed here  
this 25th day of ... 1937

Signed and delivered by the within named

*Iqbal Hussain*  
LESSEE:

in presence of:  
Mohammad Ismaeel  
A-885/12 Gulberg  
E. B Area Karachi

*[Signature]*  
Asst. Director,  
North Karachi Township  
Karachi Development Authority  
KARACHI  
LESSOR

Register  
Book No  
Page No  
Date



7569

Presented at the Office of the  
Sub-Registrar T. Div. IV Karachi  
between the hours of 12.00 and 1.00 PM  
on the 21/11/1987

Iqbal Hussain

R. No. 251

Sub-Registrar  
New Karachi Town, Karachi

RECEIVED FROM AS FOLLOWS

Registration Fee	Rs	100
Copying Fee (17 Pages)	Rs	35
Endorsement Fee	Rs	5
Postage Charges	Rs	0
Total	Rs	140

Sub-Registrar T. Div. IV  
Karachi

AGHA SIR/MDAR ALI B/O, AGHA MOYATULLAH  
ASSTT. DIRECTOR OF K.O.A. (NORTH KARACHI)  
MUSLIM ADULT 33 YEARS OF AGE RESIDENT OF  
RAFIQ PLAZA, 1ST FLOOR, FLAT No-4 "K"  
NORTH NAZIMABAD, KARACHI. EXECUTING  
PARTY. ADMITS EXECUTION KNOWN TO THE  
UNDERSIGNED SUB-REGISTRAR.

My/Receipts  
No. 27  
Dated 21/11/87  
Occupation: B.O. Karachi, Government  
The above admit the execution before the undersigned Sub-Registrar

S. RIAZUL HUSNAIN  
B.A. LL.B. Advocate  
H/34 Rizvia Society  
Karachi-18

states that he personally  
knows the above executant  
and identifies him  
date 21/11/1987

Sub-Registrar T. Div. IV  
Karachi

Registered at No. 4605  
Book No. 1

Sub-Registrar T. Div. IV  
Karachi  
Dated 21/11/87



M.F. Roll No. 1152  
Photo-Registrar, Karachi  
Date 28/11/1987



KARACHI BUILDING CONTROL AUTHORITY  
MASTER PLAN AND ENVIRONMENTAL CONTROL DEPARTMENT, KDA  
(AUTHORITY UNDER SIND BUILDING CONTROL ORDINANCE, 1979)

BCA/DCB-IV/Prop/ 9317/2290/89

Dated 11/11 1989

Iqbal Hussain  
(Owner)

Residential plot  
(Ground Floor Plan)  
80.00 Sq Yds

MASTER PLAN DEPARTMENT  
APPROVED UNDER SIND BUILDING CONTROL  
ORDINANCE 1979

Through: Mr. M.Z. Arif Mirza BD-02-104.

R. No. 231  
Lic. Architect, Registrar  
Lic. Engineer  
Lic. Building Designer

Reference: Building proposal for plot No. L-962, Sector 5-M, North Karachi  
Township

The building plan for the above mentioned plot-attached hereby  
approved and you are permitted to carryout construction on the said plot  
accordingly.

Provided that it does not entitle you to build on land not  
fully conveyed to you not it includes permission to occupy land or  
of Karachi Metropolitan, Karachi Development Authority or the Govt or  
other local Authority with the Building materials.

Provided that the right easement is a matter between the  
concerned parties with which the Authority has no concern.

Provided that it holds good only, if the work is started with  
one year from the date of approval whereafter it shall be deemed to  
have lapsed.

Provided that rain water spouts from balconies, shops windows  
of building shall not project or overhang public streets of land  
belonging to the Karachi Metropolitan Corporation and the Karachi Develop-  
ment Authority.

Provided that plinth cornice shall not project to more than 2 "  
any public streets for or namental purpose.

Provided that you shall give information in writing to the  
Authority before filling the foundation and before concrete is filled in  
reinforcement.

Provided that the construction shall be carried out under the  
supervision of the Lic. Architect/Lic Engineer/Owner shall be jointly and  
equally responsible for the structural design and standard specification  
provided in the execution of the work.

A N D

Provided that the premises shall not be used to other than that the  
Authority approved by the Authority and according to the terms and conditions  
of the allotment/Lease.

Subject to the condition that if any violations were found  
before or after construction, the same shall be demolished.

Provided that the quality control and stability of the structure  
shall be the responsibility of the Owner/Attorney.

Iqbal Hussain

M. Z. Arif Mirza

and Lic. Architect

Lic No.

No Building materials or any kind of machine shall be placed/  
on road or Government land, Footpaths during construction.

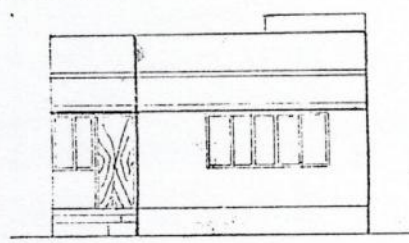
SYED ALI ZAFAR QUAYUM  
Off. Controller of Buildings

Master Plan & Environmental Control  
Department, K. D. A.

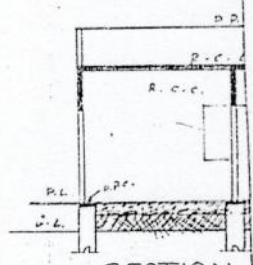
2.  
8/XI



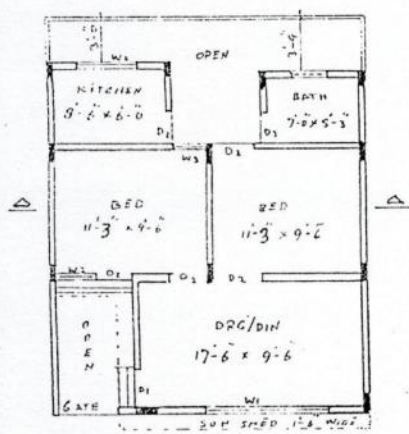
R. No. 281  
 Sub P. ...  
 New Karachi, District, Karachi



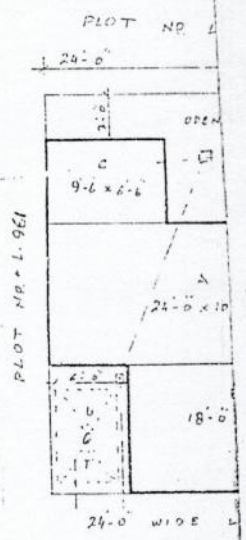
ELEVATION



SECTION



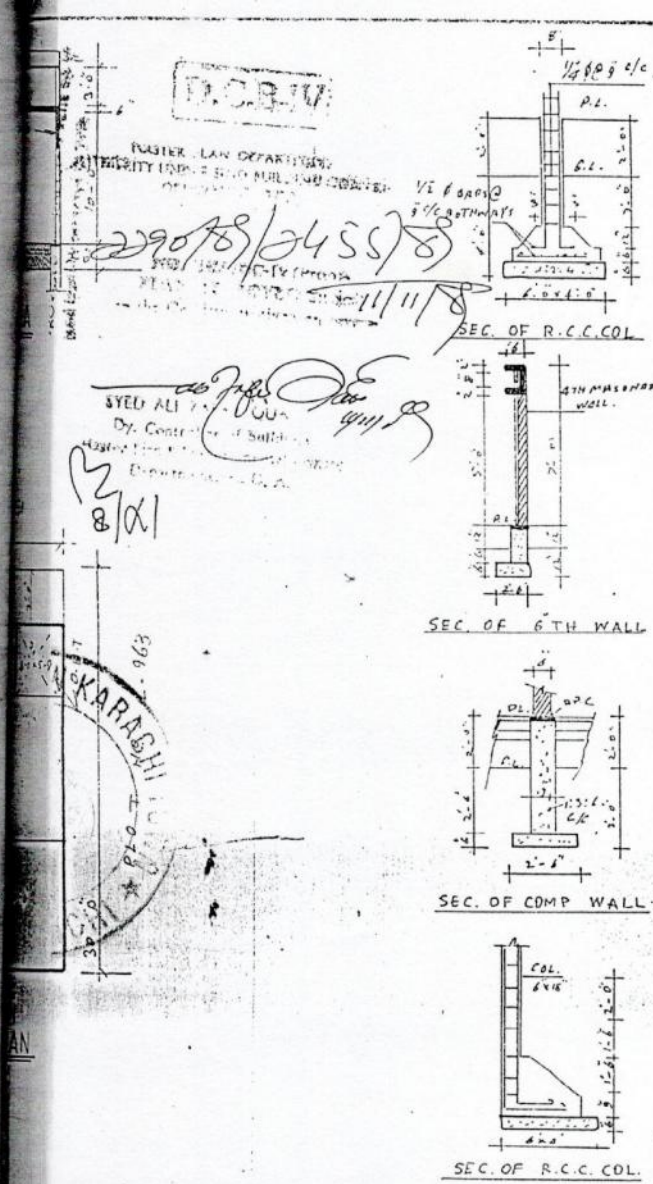
GROUND FLOOR PLAN



SITE P

PROPOSED PLAN ON PLOT NO- L-  
 SECTOR NO- 5-M- NORTH KARACHI  
 FOR MR. ISBAL HUSSAIN





### DETAIL OF R.C.C.

**R.C.C. SLAB**  
6TH 1/2" BARS 6" c/c 1/4" RINGS  
9" c/c

**R.C.C. BEAM**  
6" x 36" 2-1/2" TOP BARS 2-1/2" BARS  
BENT UP 2-1/2" BARS BOTTOM 1/4" RINGS  
BARS RINGS AT 9" c/c

**R.C.C. COLUMN**  
6" x 18" 6 NOS 1/2" BARS 1/4" RINGS  
9" c/c

### DETAIL OF AREA

TOTAL AREA OF PLOT	80-00 SQ YDS
ALLOWABLE COV. AREA 3/4	540-00 SQ FT
PROPOSED COV. AREA	539-75

A = 24' - 0"	x 10' - 6"	= 252-00 SQ FT
B = 18' - 0"	x 10' - 6"	= 189-00 SQ FT
C = 9' - 0"	x 6' - 0"	= 61-75 SQ FT
D = 8' - 0"	x 5' - 0"	= 46-00 SQ FT
<b>TOTAL</b>		<b>539-75</b>

R. No. 251  
Sub-Registrar  
New Karachi Colony, Karachi

### DETAIL OF JOINERY

D <sub>1</sub> = 3'-6" x 7'-0"	W <sub>1</sub> = 0'-0" x 4'-0"
D <sub>2</sub> = 3'-0" x 7'-0"	W <sub>2</sub> = 3'-0" x 4'-0"
D <sub>3</sub> = 2'-6" x 7'-0"	W <sub>3</sub> = 1'-9" x 4'-0"
	V = 2'-0" x 1'-6"

DRAWN BY: M. TARIQ CHAUDHRY  
DATE: 12-9-1989  
SCALE: 1/8"

62  
OWN SHIP

owner.

Lic. Architect  
Said Amir Mirza  
Building Designer  
No. 11-02-104  
New Colony Karachi





## DETAIL OF R.C.C.

### R.C.C. SLAB

6 TH  $\frac{1}{2}$   $\phi$  BARS 6 C/C  $\frac{1}{4}$   $\phi$  RINGS

### R.C.C. BEAM

6 x 36 2- $\frac{1}{2}$   $\phi$  TOP BARS 2- $\frac{1}{2}$   $\phi$  BARS  
BENT UP 2- $\frac{1}{2}$  BARS BOTTOM  $\frac{1}{4}$   $\phi$   
BARS RINGS AT 9" C/C

### R.C.C. COLUMN

6 x 18 6 NOS  $\frac{1}{2}$   $\phi$  BARS  $\frac{1}{4}$   $\phi$  RINGS  
9" C/C

## DETAIL OF AREA

TOTAL AREA OF PLOT = 80-00 SQYDS

ALLOWABLE COV. AREA  $\frac{3}{4}$  540-00 SQ FT

PROPOSED COV. AREA = 539-75 " "

A = 24' - 0" x 10' - 6" = 252-00 = SQFT

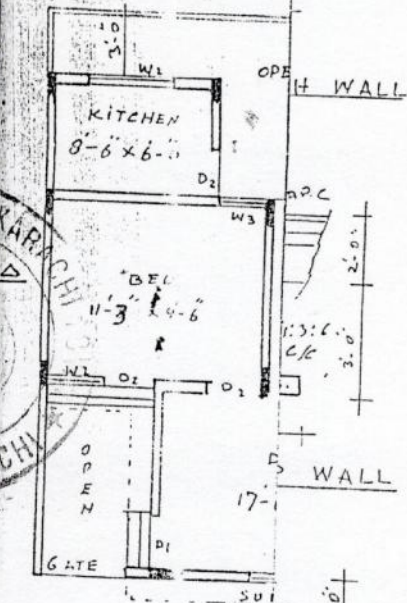
B = 18' - 0" x 10' - 0" = 180-00 = " "

C = 9' - 6" x 6' - 6" = 61-75 = " "

D = 8' - 0" x 5' - 9" = 46-00 = " "

TOTAL = 539-75 = " "

R. NO. 20  
Sub Engineer  
New Karachi, Karachi



GROUND FL

## DETAIL OF JOINERY

D1 = 3-6 x 7-0

W1 = 8-0 x 4-0

D2 = 3-0 x 7-0

W2 = 3-0 x 4-0

D3 = 2-6 x 7-0

W3 = 1-9 x 4-0

V = 2-0 x 1-6

DRAWN BY: M. TAMDOR GHAR

DATE: 12-9-1989

SCALE: 1/8"

Signature: ARIF MIRZA

PROPOSED  
SECTOR  
FOR MR

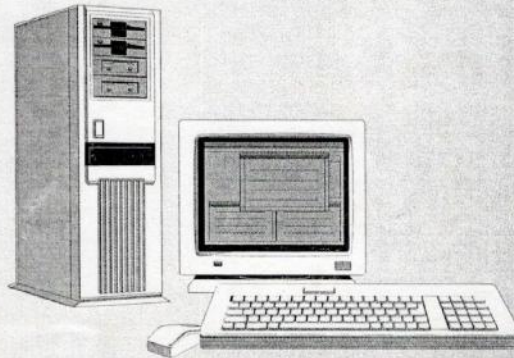


**SALE  
AGREEMENT**



# **Amin Computer Typing Service**

SCANNED



**FAST ACCURATE NEAT & CLEAN TYPING OF PROPERTY  
SALE-PURCHASE DOCUMENTATION AND REGISTRATION**

---

**Legal Documentation Prepare Under Supervision of  
MR. IHTESHAM M. KHAN ADVOCATE, Mobile : 0300-2122738**

SHOP # A-2/B, ABDULLAH COMPLEX, MAIN ROAD, DO MINUTE CHORANGI  
SECTOR 5-I, NORTH KARACHI. PHONE : 021-6971433-698189.

SHOP # F-21, 1ST FLOOR, K.M.C. SUPER MARKET NEAR,  
NATIONAL SAVING CENTER, LIAQUATABAD, KARACHI. PHONE : 021-4926686



R. No. 2721



# KARACHI DEVELOPMENT AUTHORITY

## INDENTURE OF LEASE

BETWEEN

*[Signature]*

KARACHI DEVELOPMENT AUTHORITY

AND

Mr. Iqbal Hussain  
S/o. Ahmed Hussain (late)

*Iqbal Hussain*

In Respect of residential Plot No. L-962 Block Sector 5-M  
Measuring sq. yds. 80 Township North Karachi



U605  
Registered at No.....  
Sub-Registrar T. Div XIV  
Karachi



89  
14/10

Assistant Superintendent of Stamps  
Stamp Office, Court 14 NOV 1989  
Karachi (Pakistan)

**This indenture of Lease** made at Karachi this ..... day of ..... One thousand nine hundred and ..... (19.....) BETWEEN THE KARACHI DEVELOPMENT AUTHORITY, incorporated by PRESIDENT'S ORDER No. 5 of 1957, hereinafter called "THE LESSOR" (which expression wherever context so admits or requires be deemed to include persons deriving title under it) of the one part AND

Mr. Iqbal Hussain.

S/o Ahmed Hussain (late)

Iqbal Hussain

No. A-885 Block-12, Federal 'B'  
Area Karachi.

*[Signature]*

hereinafter called "THE LESSEE" (which expression wherever the context so admits or requires be deemed to include the persons deriving title under him/her/ them of other part.

WHEREAS the lessor in exercise of the powers vested in it is owner of the property in question ..... No. 13, Karachi ..... Township

and the Lessor being seized and possessed of all lands included herein free from all encumbrances, lien and attachment, has allotted plot of land bearing No. L-962 Block No. Sector No. 5-M in the said Township to the lessee upon his application AND WHEREAS the lessee has paid the sum of Rs. 640/- (Rupees SIX Hundred & Forty...) only being the full occupancy value of plot at the rate of Rs. 8/- (Rupees Eight...) only being one year's rent in advance for the said plot of land at the rate of 25 Paisa per every 4 sq. yds. and is entitled to a Lease of the said plot of land for a term of 99 years. NOW THIS INDENTURE WITNESSTH as follows:

Iqbal Hussain





4605



KARACHI DEVELOPMENT AUTHORITY  
ENGINEERING DEPARTMENT

se  
62 Sec. 5-  
K-  
Karachi  
I.K.T.

SITE PLAN FOR PLOT NO. 962 BLOCK NO. --- SEC. NO. 5-M  
TYPE L FOR Residential 80 SQ YDS. N.K.  
~~Industrial~~

m  
G  
d  
d  
s,  
n  
-  
i  
)  
1

Plot No. 931

24'-0"

Plot No. L-962

Plot No. 961

30'-0"

Plot No. 963

24'-0" LANE



AREA IN SQ YDS. 80 RATE --- PER SQ YDS. --- Scale 1"=10'  
DEMARCATED BY SD/-

Total Value Rs

DRAWN BY SD/-

CHECKED BY SD/-

SD/-

EXECUTIVE ENGINEER

SCHEME NO ---



4605  
Sub-Registrar T. Div XIV  
Karachi

3



(6) The Lessee shall not without the previous permission of the Lessor obtained in writing be entitled to any right of access of light or air or any other easement to the building erected or to be erected by the Lessee on the said land hereby demised which would restrict or interfere with the user of adjoining or neighbouring land or building or any other purpose.

(7) The Lessor shall always have right and be entitled without obtaining any consent from or making any compensation to the Lessee to deal as the Lessor may think fit with any of the land adjoining, opposite or near to the demised plot and to erect or permit to be erected on such land and building whatsoever, notwithstanding that such buildings may effect or diminish light or air which may now or at any time during the term be enjoyed by the demised plot or any part thereof.

(8) The Lessee shall construct a building on the demised plot according to the approved plan within 2 years of the service of the order of possession by the Directorate of Housing & Resettlement K.D.A. The said plot and the building and structures thereon shall be used for *residential* purposes only, and shall not be diverted to other use without the previous consent in writing of the Lessor. For breach of this covenant the Lessor shall be entitled to forfeit the lease and to resume the plot.

(9) At any time during the said term the Lessee shall not without the previous written consent of the Lessor erect or suffer to be erected any buildings or erections or make or construct permanent roads or ways on the demised land nor without the like consent to make any structural alteration or addition whatsoever to the buildings or erections in existence upon the demised land. Every erection, alteration, or addition however necessitated or made requisite or desirable shall be according to such authoratively approved plans sections, elevations and specifications submitted by the Lessee as the Lessor may in writing previously approve of with or without such conditions as it may think necessary or desirable to impose and without such previous approval in writing the Lessee shall not commence any erection, alteration or addition.

(10) The Lessee shall pull down and remove forthwith any building, erection alteration or addition erected or made in contravention of the provision hereinabove stated and in breach of the Lessee's covenants and shall immediately rectify the consequences of such breach.

(11) The Lessee shall not use the demised plot or any building or structure thereon or suffer the same to be used for any business, manufacture or occupation or for any purpose or in any manner which may be a nuisance to the Lessor or the occupier of adjacent or other premises in neighbourhood.

(12) The Lessee shall not carry on or permit to be carried on upon the demised plot or any building or structure thereon any business of licensed retailer of wines or spirits restaurant-keeper or caterer. He shall not use any part



Registered at No. 4605  
Sub-Registrar T. Div XIV  
Karachi

5



(22) To indemnify and keep the Lessor well saved and harmless from and against every claim or demand howsoever arising from any act or default of the Lessee and every suit action or proceeding in respect of the same and keep the demised land and the buildings and structures thereon free from legal process.

(23) If plot is not utilised within the prescribed period and extension is given in the period of construction, the lessee shall pay a penalty at the prescribed rate per annum of the total occupancy value for every six months or part thereof for such extended period.

(24) Time shall be the essence of this agreement and lease shall be cancelled if construction is not completed within the period specified by the K.D.A.

3. The LESSOR hereby covenants with the Lessee that the Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulations herein on his part to be observed and performed may peaceably hold and enjoy the said plot hereby leased during the continuance of the term hereby granted without any interruption or eviction by on the part of the Lessor or any person or persons rightfully claiming, from, under or in trust for the Lessor. Provided that nothing herein contained shall limit or restrict the user of any land or building in the neighbourhood of the demised plot.

4. PROVIDED ALWAYS and it is hereby agreed and declared as follows:-

(1) If and whenever the said yearly rents hereby reserved or any part thereof or any other dues payable by the Lessee shall be in arrear for 21 days after the same shall have become due (whether lawfully demanded or not) or whenever the Lessee, shall at any time fail or neglect to perform or observe any of the covenants conditions or agreements herein contained and on his part to be observed and performed then it shall be lawful for the Lessor or any person or persons duly authorised by it in that behalf into or upon the demised land or any part thereof in the name of the whole to entitled to forfeit the Lease to re-enter and to take possession of the same and all buildings, erections, building materials and the like thereon and peaceably to hold and enjoy thenceforth without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any covenants by the Lessee hereinbefore contained.

2. If on the expiry of the period of Lease, the Lessee shall be desirous of renewing the lease, he shall be entitled to a renewal of the lease, for such further period and upon such revised terms as the Lessor may determine or condition of his paying, at the time of renewal, such revised rents as may be fixed by the Lessor with a right to a fresh renewal on the expiration of each period of renewal. But should the Lessee not desire such renewal, or not consent to any of the conditions imposed by the Lessor as aforesaid or should the lease be forfeited on account of breach of any of the conditions thereof as above stated, the said plot hereby leased shall revert to the Lessor, and all buildings fixtures, erections and all building materials or the like thereon shall on such expiration or determination of the Lease become the absolute property of the Lessor, provided that for a period of six months from the date of such reversion the Lessee shall have the right to remove all such building, erections, building materials or like as are his property. Any building, erection, building materials or the like not remove within the said period shall become the absolute property of the Lessor free from all encumbrances and without payment of any compensation whatsoever by the Lessor for a or in respect of the same.

(3) Any notice shall be deemed to have been sufficiently served on the Lessee if forwarded to him by registered post addressed to his last known address or if delivered by hand at the demised plot. A notice sent by registered post shall be deemed to have been given at the time when in due course of post it would be delivered at the address.

matto-  
herein

for the  
house

not be  
vertise-

ictures  
Lessor

rvants,  
ilding  
these  
drains,

omised

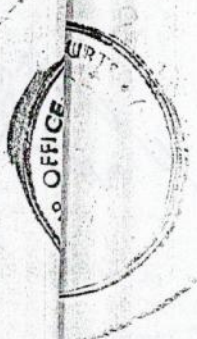
ration  
ission  
ig and

ns and  
cables,  
at any

to sell  
ansfer  
s that  
nsfer

yee of  
a plot  
other-  
g from

observe





7569

Presented at the Office of the  
Sub-Registrar T. Div. IV Karachi  
between the hours of 10 and 11 A.M.  
on the 21/11/1989

Iqbal Hussain

Sub-Registrar T. Div. IV  
Karachi

RECEIVED FROM AN EXECUTOR

Registration Fee	Rs. 100
Copying Fee (17 Pages)	Rs. 35
Endorsement Fee	Rs. 5
Postage Charges	Rs. 0
Total	Rs. 140

Sub-Registrar T. Div. IV  
Karachi

AGHA SIMANDAR ALI S/o, AGHA HADYATULLAH  
ASSTT. DIRECTOR OF K.O.A. (NORTH KARACHI)  
MUSLIM ADULT 33 YEARS OF AGE RESIDENT OF  
RAFIQ PLAZA, 1ST FLOOR, FLAT No-4 "K"  
NORTH NAZIMABAD, KARACHI. EXECUTING  
PARTY. ADMITS EXECUTION KNOWN TO THE  
UNDERSIGNED SUB-REGISTRAR.

My/His Name: Iqbal Hussain  
D/o, W/o: S. Hussain  
Residence: 22/11/1989 Occupation: Sub-Registrar  
Karachi, Karachi  
The above admit the execution before the undersigned Sub-Registrar

Iqbal Hussain  
21/11/89

S. RIAZUL HUSNAIN  
B.A. LL.B. Advocate  
H/34 Rizvia Society  
Karachi-18

states that he personally  
knows the above executor  
and identifies  
Date 21/11/1989

Sub-Registrar T. Div. IV  
Karachi

Registered at No. 1  
Book No. 1

Sub-Registrar T. Div. IV  
Karachi

Date 21/11/89



Photo-Registry, Karachi  
Date 28/11/1989

1152



[D.C.B.V.]

KARACHI BUILDING CONTROL AUTHORITY  
MASTER PLAN AND ENVIRONMENTAL CONTROL DEPARTMENT, KDA  
(AUTHORITY UNDER SIND BUILDING CONTROL ORDINANCE, 1979)

No. KBCA/DCB-IV/Prop/ 9317/2290/89

Dated 11/11 1989

To,

Mr. Iqbal Hussain  
(Owner)

Residential plot  
(Ground Floor Plan)  
80.00 Sq Yds

MASTER PLAN DEPARTMENT  
AUTHORITY UNDER SIND BUILDING CONTROL  
ORDINANCE, 1979

Through: Mr. M.Z. Arif Mirza BD-02-104.

Lic. Architect/  
Lic. Engineer/  
Lic. Building Designer

Reference: Building proposal for plot No. I-962, Sector 5-M, North Karachi  
Township

The building plan for the above mentioned plot attached hereby approved and you are permitted to carryout construction on the said plot accordingly.

Provided that it does not entitle you to build on land not law fully conveyed to you not it includes permission to occupy land or road of Karachi Metropolitan, Karachi Development Authority or the Govt or any other local Authority with the Building materials.

Provided that the right easement is a matter between the concerned parties with which the Authority has no concern.

Provided that it holds good only, if the work is started with in one year from the date of approval whereafter it shall be deemed to have lapsed.

Provided that rain water spouts from balconies, shops windows, doors of building shall not project or overhang public streets of land belonging to the Karachi Metropolitan Corporation and the Karachi Development Authority.

Provided that plinth cornice shall not project to more than 2 " on any public streets for or namental purpose.

Provided that you shall give information in writing to the undersigned before filling the foundation and before concrete is filled in for reinforcement.

Provided that the construction shall be carried out under the supervision of the Lic. Architect/Lic Engineer/Owner shall be jointly and seperatly responsible for the structural design and standard specification to be provided in the execution of the work.

A N D

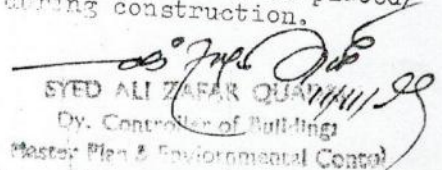
Provided that the premises shall not be used to other that the use approved by the Authority and according to the terms and conditions of Allotment/Lease.

Subject to the condition that if any violations were found during or after construction, the same shall be demolished.

Provided that the quality control and stability of the structure shall be the responsibility of the Owner/Attorney.

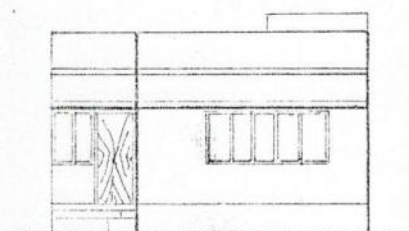
Mr. Iqbal Hussain and Lic. Architect  
Mr. M. Zafar Mirza Lic No. \_\_\_\_\_

No Building materials or any kind of machine shall be placed/ stored on road or Government land, Footpaths during construction.

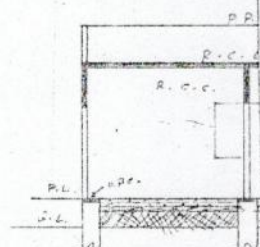
  
SYED ALI ZAFAR QUADRI  
Dy. Controller of Building

Master Plan & Environmental Control  
Department, K. D. A.

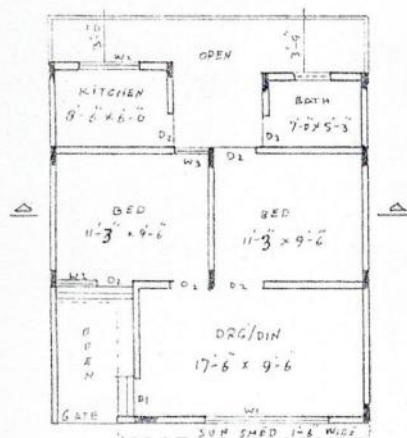




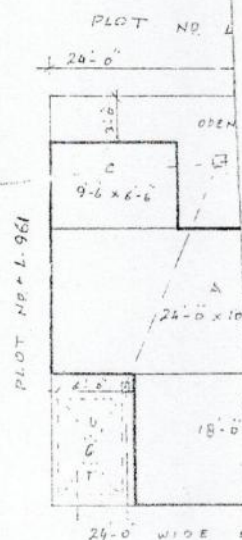
ELEVATION



SECTION



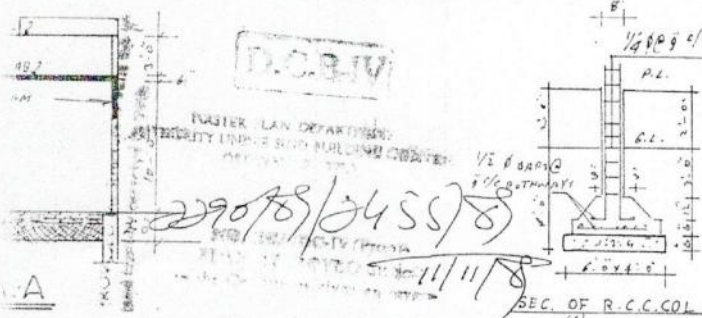
GROUND FLOOR PLAN



SITE P

PROPOSED PLAN ON PLOT NO - L -  
SECTOR NO - 5 - M - NORTH KARACHI  
FOR MR. ISBAL HUSSAIN

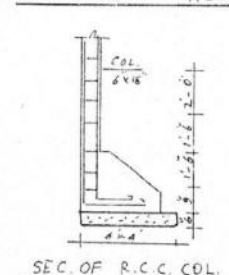
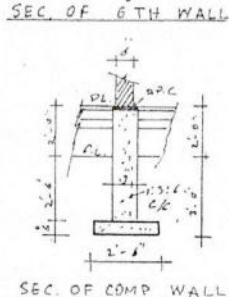
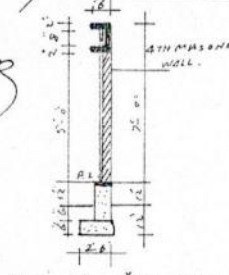




SYED ALI J. QUN  
 Dy. Controller of Buildings  
 Ministry of Housing & Local Government  
 Government of Sindh, Karachi

290789/245578

11/11/89



## DETAIL OF R.C.C.

R.C.C. SLAB  
 6TH 1/2" BARS 6" c/c 1/4" RINGS  
 R.C.C. BEAM  
 6" x 36" 2-1/2" TOP BARS 2-1/2" BARS  
 BENT UP 2-1/2" BARS BOTTOM 1/4" RINGS AT 9" c/c  
 R.C.C. COLUMN  
 6" x 18" 6 NOS 1/2" BARS 1/4" RINGS  
 9" c/c

## DETAIL OF AREA

TOTAL AREA OF PLOT	80-00 SQ YDS
ALLOWABLE COV. AREA 3/4	540-00 SQ FT
PROPOSED COV. AREA	539-75

A = 24' - 0" x 10' - 0" = 252-00 SQ FT  
 B = 18' - 0" x 10' - 0" = 180-00 SQ FT  
 C = 9' - 0" x 6' - 0" = 54-00 SQ FT  
 D = 8' - 0" x 5' - 0" = 40-00 SQ FT  
 TOTAL = 539-75 SQ FT

## DETAIL OF JOINERY

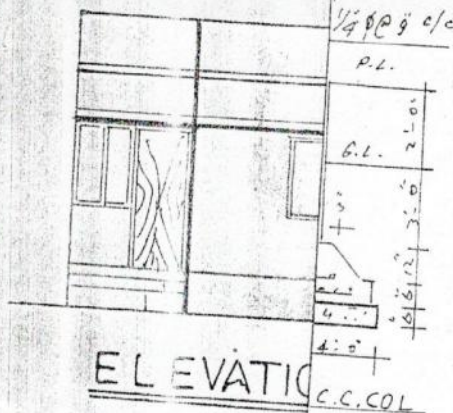
D1 = 3'-6" x 7'-0"	W1 = 0'-0" x 4'-0"
D2 = 3'-0" x 7'-0"	W2 = 3'-0" x 4'-0"
D3 = 2'-6" x 7'-0"	W3 = 1'-9" x 4'-0"
	V = 2'-0" x 1'-6"

DRAWN BY: M. TARIQ GHANI  
 DATE: 11-9-1989

Lic. Architect  
 No. BD-02-104  
 Daud Colony Karachi

62  
 OWN SHIP  
 owner.

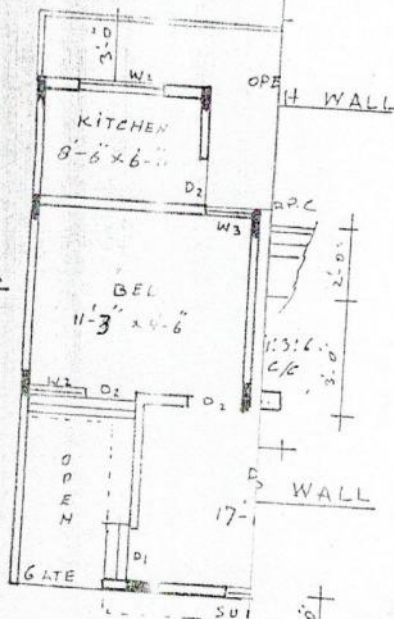




ELEVATION

C.C. COL

4TH MASONRY WALL



GROUND FL

C.C. COL

PROPOSED  
SECTOR  
FOR MR

## DETAIL OF R.C.C.

### R.C.C. SLAB

6" TH  $1/2$ "  $\phi$  BARS 6" C/C  $1/4$ "  $\phi$  RINGS 9" C/C

### R.C.C. BEAM

6" x 36" 2- $1/2$ "  $\phi$  TOP BARS 2- $1/2$ "  $\phi$  BARS BENT UP 2- $1/2$ " BARS BOTTOM  $1/4$ "  $\phi$  BARS RINGS AT 9" C/C

### R.C.C. COLUMN

6" x 18" 6 NOS  $1/2$ "  $\phi$  BARS  $1/4$ "  $\phi$  RINGS 9" C/C

## DETAIL OF AREA

TOTAL AREA OF PLOT = 80-00 SQYDS  
ALLOWABLE COV. AREA  $3/4$  540-00-SQ FT  
PROPOSED COV. AREA = 539-75 = " "

A = 24' - 0" x 10' - 6" = 252-00 = SQ FT  
B = 18' - 0" x 10' - 0" = 180-00 = " "  
C = 9' - 6" x 6' - 6" = 61-75 = " "  
D = 8' - 0" x 5' - 9" = 46-00 = " "  
TOTAL = 539-75 = " "

## DETAIL OF JOINERY

D<sub>1</sub> = 3'-6" x 7'-0"

W<sub>1</sub> = 8'-0" x 4'-0"

D<sub>2</sub> = 3'-0" x 7'-0"

W<sub>2</sub> = 3'-0" x 4'-0"

D<sub>3</sub> = 2'-6" x 7'-0"

W<sub>3</sub> = 1'-9" x 4'-0"

V = 2'-0" x 1'-6"

DRAWN BY:- M. TAMMOOR GHARZI

DATE:- 12-9-1989

SCALE:- 1/8"

ARIF MIRZA